

MAY 2024

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IMPROVEMENT

A MONTHLY PUBLICATION OF SOLERA AT ANTHEM COMMUNITY ASSOCIATION, INC.





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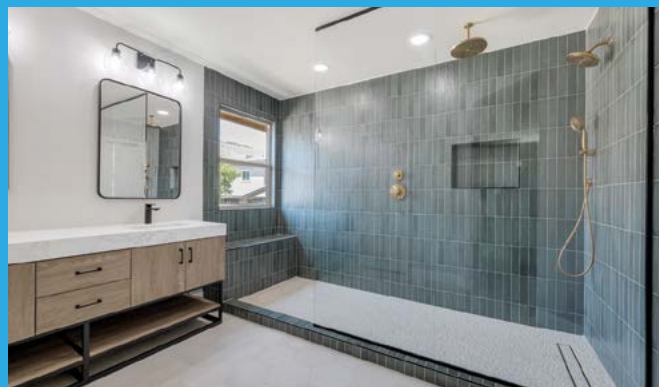
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MAY 2024

# SOLERA STAR

A MONTHLY PUBLICATION OF SOLERA AT ANTHEM COMMUNITY ASSOCIATION, INC.



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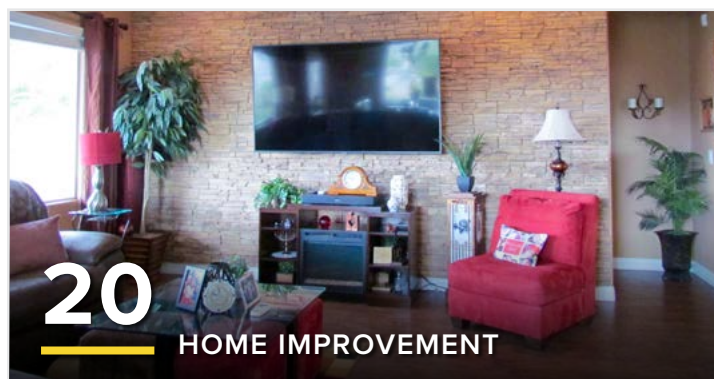
## ON THE COVER

Forget Tool Time Tim and his TV sitcom crew, this month we feature Solera-style home improvements and redecorating designs.



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Email: [solera@ternionsage.com](mailto:solera@ternionsage.com)  
Phone: 702.982.6681  
[www.ternionsage.com](http://www.ternionsage.com)



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## ASSOCIATION

## COMMUNITY CONTACTS AND INFORMATION

**FirstService Residential** (702) 215-8165

**Solera at Anthem Community Association**

2401 Somersworth Drive  
Henderson, Nevada 89044

### Administration Office

Monday – Friday 8:30 a.m. - 4:30 p.m.  
After hours Emergency Number (702) 215-8165

**Community Center** (702) 207-1407

Fax (702) 405-6211  
Monday – Saturday 6:00 a.m. - 8:00 p.m.  
Sunday 6:00 a.m. - 7:00 p.m.

### Pool Hours

Sunday 6:00 a.m. – 6:45 p.m.  
Monday 6:00 a.m. – 6:00 p.m.  
Tuesday – Saturday 6:00 a.m. – 7:45 p.m.

**For questions about your balance or for general information, call (702) 215-8165.**

### Reporting Leaks in Solera and Anthem Parkway

Solera Community - Contact Paul Reeves at [preeves@soleraatanthem.us](mailto:preeves@soleraatanthem.us) or main line at (702) 207-1407

Anthem Parkway - Contact Anthem Council at (702) 737-8580 (Press "0" to speak to the operator to report the leak)

## SOLERA STAFF



**Jacob Kay**  
Community Manager  
[jkay@soleraatanthem.us](mailto:jkay@soleraatanthem.us)

(702) 207-1414



**Florine Radulovic-Kay**  
Assistant Manager  
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[preeves@soleraatanthem.us](mailto:preeves@soleraatanthem.us)

(702) 207-1406



**Paul Mayen**  
Facilities Supervisor  
[pmayen@soleraatanthem.us](mailto:pmayen@soleraatanthem.us)

(702) 207-1411

## BOARD MEMBERS

**Ken Sawyer, President** | [solerakens@gmail.com](mailto:solerakens@gmail.com)

**David DeOto, Vice-President** | [soleradavid@outlook.com](mailto:soleradavid@outlook.com)

**Susan Zinna, Secretary** | [susanzinna@hotmail.com](mailto:susanzinna@hotmail.com)

**Mike Goff, Treasurer** | [mikesolera1@gmail.com](mailto:mikesolera1@gmail.com)

**Frank Nobel, Director** | [fnobel@cox.net](mailto:fnobel@cox.net)

**Kathy Tatasciore, Director** | [kmtsolera@gmail.com](mailto:kmtsolera@gmail.com)

**Bob Waskowitz, Director** | [bdwaskowitz@yahoo.com](mailto:bdwaskowitz@yahoo.com)

*When emailing the above Board Members, please put "Solera" in the subject line.*

**Please send all violation reports and/or complaints to the Management Office in writing.**

## BOARD OF DIRECTORS SCHEDULE OF FUTURE MEETINGS AND INFORMATION

Meetings are held in the Stardust Ballroom of the Clubhouse, located at 2401 Somersworth Dr., Henderson, NV 89044

Agendas are available the week before the meeting, and are emailed to all residents with an email address on file. To request a copy of the agenda, you may also reach out to Management directly.

### Board of Directors Executive Session

May 1 | 9:30 a.m. | Stardust

### Board of Directors Meeting

May 8 | 9:30 a.m. | Stardust

### Board of Directors Executive Session

June 5 | 9:30 a.m. | Stardust

### Board of Directors Meeting

June 8 | 9:30 a.m. | Stardust

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## Solera Residents:



Assessments are due quarterly on the 1st  
January 1 - April 1 - July 1 - October 1  
[Nevada.fsrconnect.com/soleraatanthem.us](http://Nevada.fsrconnect.com/soleraatanthem.us)

Solera Website: [www.soleranews.com](http://www.soleranews.com)

You can access the FirstService website by logging onto [soleraatanthem.connectresident.com](http://soleraatanthem.connectresident.com)

**DEL WEBB Customer Relations**  
1-800-664-3089 or 1-800-589-7900

### Following is the address for Assessment Payments:

Solera at Anthem c/o FirstService Residential  
P.O. Box 30422, Tampa, FL 33630-3422

**Anthem Council** | [www.anthemcommunitycouncil.com](http://www.anthemcommunitycouncil.com)  
[www.anthemcommunitycouncil.godaddysites.com](http://www.anthemcommunitycouncil.godaddysites.com)



# SOLERA'S COMMITTEES AT WORK

## KEEPING SOLERA LOOKING GOOD

BY THE BUILDING AND COMMON GROUNDS COMMITTEE

The Building and Common Grounds Committee was created by a resolution of the Solera at Anthem Board of Directors on April 8, 2009. It is one of six standing committees and is charged to inspect the landscaping and to make recommendations to the Board regarding enhancements and/or major changes in the buildings and common grounds of the community.

The committee includes six residents: Craig Hardy (Committee Chair), Frank Tuozzo (Vice Chair), Mary Schramski (Secretary), Carol Hendrickson, Stephanie Mahlig, and Tom Sweetko. Susan Zinna is HOA Board liaison.

Working at the discretion of the Board, the committee meets monthly on the third Wednesday, at 9:30 a.m., to discuss ongoing and future projects, such as the clubhouse furnishings renovation, common area landscape master plan, sidewalk benches, pet stations, and HOA reserve items as delineated in the HOA Reserve Study. Our Committee meetings are open to all Solera residents.

In the past few years, the committee has made recommendations for clubhouse furnishings renovation, landscaping renovations for all HOA Common areas, adding benches to HOA sidewalk areas, and an outdoor patio furniture renovation.

Recently, the Committee made recommendations regarding the Villa landscaping renovation, and updating the Villa irrigation system as called for in the HOA Reserve Study.

Due to the large financial commitment of approximately \$400,000, an Ad Hoc committee was formed to create a Request for Proposal (RFP) for the project, and recommended to the Board that it consider three bids on this extensive update.

Also, the Committee made recommendations for the Rio restroom facilities renovation based on the HOA reserve study and inspections indicating the Rio restrooms were due to be updated. ✨

## SHUFFLEBOARD & BOCCE BALL AREA

The Buildings and Grounds Committee, with the assistance of Management, seeks your feedback regarding the shuffleboard and bocce ball area. We are soliciting your feedback on ideas for ways to improve, enhance, or overhaul those areas for increased use by the residents.

Please send your ideas to [soleraatanthem@fsrnevada.com](mailto:soleraatanthem@fsrnevada.com) or drop a note in the suggestion box at the front desk.

The B&G Committee will review these suggestions as it considers potential recommendations to the Board of Director.

Please note that this request for ideas is not a guarantee that a change will take place but is a starting point to consider options. ✨

## COMMITTEES & CONTRIBUTORS

### ARCHITECTURAL REVIEW COMMITTEE (ARC)

Robert Brightwell  
David Chavez  
Henry "Hank" DeVisser  
Terry Hazelbaker  
Terry Phelps  
Ingrid Serina  
Gregg Shiffbauer  
Florence Hayashi – *Alternate*  
Liaison: Bob Waskowitz

### BUILDINGS & GROUNDS

Craig Hardy  
Carol Hendrickson  
Mary Schramski  
Tom Sweetko  
Frank Tuozzo  
Ray Zacharias  
Liaison: Susan Zinna

### COMMUNICATIONS

Marcia Adams  
Betty Boyd  
Larry Edsall  
Shelley Payne-Pittman  
Liaison: Frank Nobel

### COMMUNITY STANDARDS

Joseph Doll  
Linda Freitas  
Lowell Gervais  
Linda Loane  
Diane Meireis  
Liaison: Ken Sawyer

### FINANCE

Mike Goff  
Steve Gordon  
Thomas Mach  
Charlene Whitener  
Kathie Zeier  
Liaison: David DeOto

### LIFESTYLE

Lorraine Barcia  
Shari Barr  
Debra DeVisser  
John Miller  
Susan Newman  
Gloria Street  
Kathy Haynes – *Alternate*  
Loretta Ariola – *Alternate*  
Liaison: Kathy Tatasciore

### PLEASE NOTE

The following committee needs volunteers:  
Finance, Community Standards,  
& Communications

For more information or to apply please contact management at [soleraatanthem@fsrnevada.com](mailto:soleraatanthem@fsrnevada.com).

Residents are welcome to attend any committee meetings that are of interest, except Covenants and ARC. Meeting dates are listed on page 17.





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If you are a resident of Solera and would like to place a classified ad, please call Ternion Sage at the number listed above or email your classified ad to **solera@ternionsage.com**. Ads must be received by the 15th of the month in order to appear in the upcoming publication.

*Disclaimer: The Solera Community Association and FirstService Residential staff do not endorse those who have advertised above. It is the homeowner, tenant or agent's responsibility to locate reputable contractors.*



# THE DREADED NAUGHTY NOTE

## HOW TO RESPOND WHEN YOU RECEIVE AN HOA VIOLATIONS LETTER

BY MARCIA ADAMS

It can happen to any Solera homeowner. You receive a letter in the mail, advising you that you are in noncompliance and need to repair or correct the problem.

Don't be offended or angry. Homeowners Association management is mandated to do visual inspections of Solera, as well as to address any quality-of-life issues that might arise. Working with management is the Architectural Review Committee, a group of residents who travel throughout the neighborhood on a monthly basis.

Let's start with where and how the notices originate. There is no intent to offend you. The purpose of these inspections is to maintain the aesthetics and property values of the community. Most common violations involve landscaping: weeds, leaves and debris, tree trimming and removal and replacement of dead plants or trees. Other leading causes for letters include house painting, trash cans left out on non-trash days, and faded address-plaque numbers.

When the Association determines that a violation exists, a series of letters is generated to ensure that the homeowner is aware of the problem and has ample time to address it. The first notice is a courtesy letter, stating what the problem is and requesting that you correct it within 14 days.

What should you do if you receive such a notice? If you are a tenant, send a copy of the violation notification to your property management company or landlord. If it is something you can correct, advise them of the steps you will take to rectify it. If you are a homeowner, you are responsible for resolving the situation. Upon resolution of the problem, be sure to notify the Association that the problem is resolved. A picture of the resolved issue, if appropriate, is always appreciated.

If the problem is not resolved within 14 days after the first notice, a second notice letter is sent as a reminder. If the problem has not been resolved (or you have not contacted the Association concerning the issue), 14 days later a third notice is sent. Now it is getting more serious.

The third notice is a Hearing Notice, advising that if the problem is not resolved, you will need to appear before the

Covenants Committee at its next meeting to explain your lack of action. Fourteen days after the Hearing Notice letter, the Association management checks to see if the problem has been resolved. If the violation is still outstanding, you will need to appear at the Hearing date and time as stated in the letter.

The Covenants Committee will discuss the noncompliance and you will have the opportunity at the hearing to defend your reasons for not addressing the violation. If you are unable to make the scheduled hearing, you should call and submit an explanation for your defense. Ignoring the problem will not make it go away, and the committee could set a fine. Such a fine can be charged weekly to your account until the violation is corrected.

Once the noncompliance is resolved or corrected, the fines stop. Don't forget to contact the Association Management and let them know when you have corrected the issue. This is important as the fines do not stop until the violation is reviewed again for the corrected resolution.

Obviously, what is most important for you as a homeowner is to resolve the issue as soon as possible. If for some reason you have an issue that cannot be resolved within 14 days (for example, your home needs to be painted and your contractor is not available within the 14-day window) contact Management and request a brief extension of time to correct the problem. Communication is the key.

One of the ways to minimize the possibility of getting these notices is to familiarize yourself with Community rules. Take a moment to read the "Helpful Information for Solera Quick Reference Guide," available on the Solera website or in hard copy at the clubhouse front desk. Many of the items highlighted within the Guide could result in a compliance issue, if ignored.

One last thing to consider: Property values are greatly influenced by the condition of your home and the surrounding properties. Your home is probably one of the best investments you can make. Taking care of your investment is not only in your best interest, but also helps the community. ✨



The lost and found bin at the Solera at Anthem clubhouse is approaching its capacity. Therefore, if you've left anything in the clubhouse or on the sport courts, you might want to stop by the monitor's desk.

At last check, the bin had several pairs of glasses and sunglasses, a garage-door opener, and more.

Items are kept for two months, and then donated to a veterans charity. ✨



## 20<sup>TH</sup> ANNUAL CHARITY

### GOLF EVENT

**MON, MAY 27**

**RIO SECCO GOLF CLUB**

2551 Grand Hills Dr, Henderson NV



### GOLF, LUNCH, RAFFLES, FUN!

#### WHAT TO EXPECT

- Scramble format benefits all player levels
- Cash prized for men's, women's and mixed couple entries
- Prizes for longest drive, closest to the pin
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- Swag for all registered golfers
- On-course beverages
- Lunch follows golf in Janela's Restaurant & Bar with prizes and raffles

#### HOW TO SIGN UP

- Register as an individual or as a foursome online at [FoundationAssistingSeniors.org/events](http://FoundationAssistingSeniors.org/events). Foursome receive discount.
- Or call (725) 244-4200 and give your credit cards number over the phone.
- Walk into our office at 2518 Anthem Village Dr., Suite 102, Henderson NV, and pay by check, cash, or card.

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# REMEMBERING THOSE WHO DIDN'T COME HOME

BY THE SOLERA VETERANS AND FIRST RESPONDERS CLUB



Something not talked about on Memorial Day are those veterans that gave their lives for our freedom, and way of life, but never came home.

Do you realize that there is no official tracking of those veterans that are buried overseas?

Sure, we know about the national cemeteries around the world, but there are cemeteries and headstones scattered around Europe, Asia, Africa, Mexico, Central and South America, and even Canada.

An exact number is hard to pin down. The American Battle Monuments Commission (ABMC) has tried to keep a tally. It created and maintains 25 American military cemeteries located in 10 foreign countries, including France, Belgium, the United Kingdom, the Philippines, Panama, Italy, Luxembourg, Mexico, Netherlands, and Tunisia. The number of soldiers buried in those cemeteries is approximately 130,000.

Thousands of Americans fought under foreign flags before the U.S. entered the world wars and subsequently were buried as foreigners. Those missing in action or lost at sea further complicate tracking.

ABMC also has created 27 memorials to honor those marked missing in action during World War I, World War II, the Korean War, and the Vietnam War. These are located in the United States and in 16 other countries, including Cuba, Belgium, France, the Philippines, Papua New Guinea, Morocco and South Korea. About 124,000 gravesites at these memorials commemorate those marked missing in action.

As of the latest update on May 22, 2023, more than 81,000 Americans remain missing from WWII, the Korean War, the Vietnam War, the Cold War, and the Gulf Wars or other conflicts. Of the total, approximately 75 percent of the losses are located in the Indo-Pacific region. More than another 41,000 of the missing are presumed lost at sea.

You are invited to attend our annual Memorial Day Ceremony on Monday, May 27, at 9 a.m. in front of the flagpole at our community center. We will have a brief ceremony outside and then continue in the Stardust Room. Refreshments provided after the ceremony.

Also, if you are in need of a U.S. flag or flagpole, please contact the Solera Veterans And First Responders Club at [SoleraVeterans@outlook.com](mailto:SoleraVeterans@outlook.com) or contact Ken Pavese at 702-407-8111. We will get back to you as soon as possible.

Funds from the sale of our flags and flagpoles go toward donations to local Veteran and First Responder organizations and the purchase of new flags. The flags flying in the community center parking lot also come from your donations. The cost of purchasing new flags has increased. We sell them for \$10.





# SCAMS! SECURITY! SAFETY! SPEEDERS!

HENDERSON POLICE SHARE TIPS FOR SOLERANS

BY LARRY EDSALL

**Editor's note:** The Henderson Police Department is scheduled to be back at Solera at 1 p.m. on June 27 for a Neighborhood Watch presentation.



Being scammed, insufficient home security and being vulnerable while shopping were among the topics addressed by Henderson Police Officer Carlos Chorens in a Stardust ballroom full of Solera residents.

After opening remarks, Officer Chorens, an 18-year veteran of HPD - his first six years on patrol and more recently as part of the community relations unit - shared a litany of current scams and thefts taking place in our area.

"Fraud is rampant," he warned, showing photos of credit card "skimmers" being used to intercept credit- and debit-card information at ATM machines, gasoline refueling pumps, and other places where the cards are used. Such skimmers, he noted, are available for sale online.

The skimmers are held in place atop legitimate credit card readers by double-sided tape and magnets, so he suggests everyone does what he does when using his own cards: before using his card, he yanks on the reader to see if it can be dislodged. If so, he says, it's a scammer and you immediately should call 911.

He also warned women about leaving purses in the top basket of shopping carts because teams that include children are coming from out of state to grocery and other stores in Henderson, one distracting a shopper while another, sometimes trained children, commits the theft.

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When shopping (or parking anywhere except in your garage), he said, be sure to remove or hide anything of value in your vehicle and be sure the vehicle is locked.

Officer Chorens also noted the continuing thefts of vehicle catalytic converters which are accessible from below the vehicle. He said owners of Hyundai and Kia vehicles should contact those manufacturers to acquire steering wheel locks because the internet has videos showing how easy those vehicles are to steal.

Speaking of the internet, he warned against using the “sponsored” sites that first appear when doing a search. He shared his own experience: He is a frequent flyer and wanted to apply for TSA PreCheck status which streamlines the boarding process. He used the official TSA website and paid a \$75 fee. However, a friend of his used the sponsored site that appeared atop the search list and paid \$150 for the same service.

Other scams, he said, involve being contacted by someone who says you won a contest (but says you need to send money to get your winnings); that artificial intelligence technology can mimic a relative’s voice in a telephone call seeking money; and that posting vacation photos on social media as you travel shows that your home likely is empty and thus vulnerable.

“Be very wary,” he said, when encountering those who appear to be homeless. He shared the example of a homeless man camped out near Gibson and the 215, who turned out to be wanted in connection with a murder in Las Vegas.

Asked about solicitors coming to Solera homes, he said that except for those campaigning for a political candidate in election years, solicitors must have a license from the City of Henderson and be wearing that license around their neck. He noted a “crew” from California that recently visited Henderson: One person wore a Cox (communications company) cap, carried a clipboard and knocked on doors. If the door was answered, the person kept the homeowner occupied while an accomplice broke into the rear of the house and committed a quick theft.

Officer Chorens said you want such people to know someone is home, so instead of opening the door yell through it that you’re home but have Covid.

If you feel threatened in any way, he said, call 911. If you are in a non-threatening situation, such as seeing a suspicious car and occupant parked near your home, call 311. Such a call, he said, enabled Henderson police to apprehend someone who had been stealing mail from mailbox clusters.

He also shared a phone number that provides access to Henderson dispatchers: (702) 267-5000 and then select Option 2.

Those who have guns at home should be sure to record the make, model, barrel length, serial number and ammo type and keep such records (and ideally photographs) separate from the weapons so, should the guns be stolen during a robbery, police can have the details they need should the guns show up at a sale or in a crime.

Asked about how to report suspected domestic abuse, he said to call the police department or Henderson’s senior protective services via the City of Henderson website.

Officer Chorens also showed a 10-minute Home Security Solutions video about making your home more secure, and noted that the video and others are available on the HPD YouTube website.


When asked what HPD is doing about people speeding on Anthem Parkway, he suggested using the contact box on the City of Henderson website, scroll to the traffic division and submit a complaint. The more people who complain about a specific area, he added, the more likelihood that police units will increase patrols there.

However, he said, be sure you are not among those who are ticketed. He shared the story of a woman who complained about speeding on Basic Road in Henderson. Patrols were increased and tickets issued.

One day, Officer Chorens said, he was working the desk when a woman came into object to her ticket.

“But I’m the one who complained about the speeders!” she said. ❄️





## NITE AT THE RACES

### THE SOLERA DERBY

**SATURDAY, MAY 4**  
DOORS OPEN & FOOD WILL BE SERVED AT 3PM  
RACE STARTS AT 4PM | STARDUST ROOM

LADIES, DUST OFF THOSE FANCY HATS,  
GENTS BREAK OUT THE SEERSUCKER SUITS  
AND LET'S GET READY FOR THE RACES!

**Tickets are \$25 for residents & \$27 for guests**  
(Maximum of 4 tickets per residence)

This is a cash only event

Each ticket purchased gets you 10 betting tickets & includes  
Sandwiches from Jimmy Johns, Chip, Cookie, & drink (BYOB)  
Tickets can be purchased at the Clubhouse Lady Luck Room  
on Tuesday, April 9 at 9 a.m.



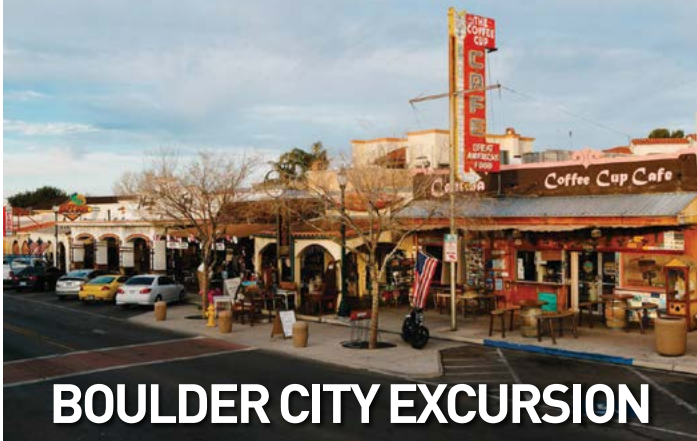
## LUNCH & LEARN

**TUESDAY, MAY 28 | 12-2PM**  
**STARDUST BALLROOM**

Neptune Society is the largest provider of affordable cremation services in the nation. Thanks to the loyal support of generations of families, we've now grown to more than 60 locations nationwide with continued expansion planned in the future. For over 50 years, our experienced team has assisted families, their loved ones, and caregivers in carrying out final wishes more affordably, with dignity and respect.

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**WEDNESDAY, MAY 22**  
**10AM-1:30PM**

Enjoy the afternoon having lunch, shopping,  
or exploring Boulder City.

**\$17 per person for transportation**

Bus will leave Solera at 10 a.m. & return around 2 p.m.

Tickets will be available for purchase at the Clubhouse Lady Luck Room on Thursday, April 18 at 9 a.m.



## NEW RESIDENT ORIENTATION

**COME GET ACQUAINTED WITH  
YOUR FELLOW SOLERANS**

**SATURDAY, JUNE 8 | 11AM**  
**STARDUST BALLROOM**

Light refreshments will be provided following the presentation. Please sign-up at the Clubhouse front desk if you are interested in attending.  
All are welcome!





**DANCE & KARAOKE Night**

**FRIDAY  
JUN. 14 | 6-8PM**  
STARDUST ROOM

ENTERTAINMENT  
PROVIDED BY  
**DJ – TJ HAMPTON**

\$10 residents | \$12 guests

This is a BYOB event and light refreshment will be served.

Tickets will be available for purchase at the Clubhouse Lady Luck Room on Tuesday, May 14 at 9am



**SOUTHERN NEVADA  
WATER AUTHORITY**  
WATER CONSERVATION PRESENTATION

**TUESDAY, JUNE 25 | 2PM**  
STARDUST BALLROOM

Come and learn about the overview of the water situation, legislation, conservation programs, and more.

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**WARNING**

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**NEIGHBORHOOD WATCH**  
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**NEIGHBORHOOD WATCH PRESENTATION**

**THURSDAY, JUNE 27**  
1-2PM  
STARDUST BALLROOM

We will have the Henderson Police Department teach and inform about Neighborhood watch, safety protocols, and security tips.

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**FRIDAY, JUNE 28 | 7:05PM**  
LAS VEGAS BALLPARK

Tickets are \$40 (includes admission & transportation)

Bus will leave Solera at 5:30pm & return around 10:30pm.

Tickets will be available for purchase at the Clubhouse Lady Luck Room on Tuesday, June 4 at 6:30pm.



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# MAY

## 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
28	29	30	1 Executive Board 9:30am First Day of Asian Pacific American Heritage Month	2 Communications 9:30am	3	4 Nite At The Races 4pm
5 Cinco De Mayo Orthodox Easter	6 Anthem Voices Concert 6:30pm	7 ARC 9am Veterans & First Responders 6:30pm Bulk Trash Day	8 Board of Directors 9:30am	9	10	11 Fitness Center Orientation 10am
12 Mother's Day	13 Covenants 10am	14 Ticket Sale for Dance & Karaoke Night 9 am	15 Buildings & Grounds 9:30am	16 Community Standards 9:30am Bingo 6:30pm	17	18
19	20	21 Lifestyle 11:15am Bulk Trash Day	22 Finance 9:30am Boulder City Excursion 10 am	23	24	25
26	27 Memorial Day	28 Neptune Society Lunch & Learn 12 pm	29	30	31	JUNE 1 First Day of LGBTQ+ Pride Month
2	3	4 ARC 9am Veterans & First Responders 6:30pm Ticket Sale for Las Vegas Aviators Game 6:30pm Bulk Trash Day	5 Executive Board 9:30am	6 Communications 9:30am	7	8 Fitness Center Orientation 10am New Resident Orientation 11am



**CHARTERED CLUBS**

**American Mah Jongg Club** | Tuesday | 1 p.m.  
Rosalie Feit | (702) 897-4965

**Asian Mah Jongg Club** | Wednesday & Friday | Noon  
Vickie | (702) 489-7922

**Aquasize** | Monday, Tuesday, Thursday & Friday | 10 a.m.  
Diane Fimiano | Aquadiane1@aol.com

**Bridge Club** | Tuesday & Friday | 12:30 p.m.  
Sharon Deter | (253) 303-1738 | sharon.dtd@gmail.com

**Bunco Club** | Second Tuesday | 5 p.m.  
Karen Schanhals | (775) 721-4701  
Sue Levine | (631) 871-8459

**Euchre Club** | Monday | 1 p.m.  
Gregg Schiffbauer | (702) 379-1399 | magregg@aol.com

**Fine Arts Club**

**Watercolor** | Thursday | 10 a.m.  
Judy Blankenship | (702) 457-0550

**Colored Pencil** | Tuesday | 1 p.m.  
Judy Blankenship | (702) 457-0550

**Handcrafted Creations Club**

**Bead Weaving** | Thursday | 1 p.m.  
Carol Runyan | (702) 558-7623

**Quilts & More** | Tuesday & Friday | 10 a.m.  
Maryann Bianco  
(702) 453-2884 | maryann.bianco@yahoo.com

**Stained Glass** | Wednesdays | 12:30-5 p.m.  
Bob Stahurski | (702) 994-3919

**Paper Works / Greeting Cards Club** | Monday | 1 p.m.  
Linda Freitas | dfreitas89044@cox.net

**Party Bridge Club** | Tuesday & Thursday | 12:30 p.m.  
David Hon | (801) 791-6229 | hondi@msn.com

**Pickleball Club** | Monday - Friday | 7-10 a.m.  
Susie Gordon | (619) 602-3772

**Poker Club**

Monday | Noon; Wednesday | 5 p.m.; Thursday | 5 p.m.  
Donna Tipps | (775) 846-3616 | dtipps4@cox.net

**Romeo's Solera Mens Club**

Third Friday | 8:30 a.m. | Southpoint  
Allen Blonder | (702) 395-6878

**Solera Starz Cardio Class** | Tuesday | 8:30 a.m.  
Candee Wolfe | (419) 230-9407; Ardena Golder | (702) 802-1963;  
Lorie Frigillana | (702) 487-5725

**Solera Starz Dance Aerobics**

Monday, Wednesday, Friday | 8:30 a.m.  
Arda Reitter | (702) 462-6167; Carol Page | (702) 205-0164

**Solera Starz Line Dancing** | Monday | 4:30-6 p.m.  
Arda Reitter | (702) 462-6167; Carol Page | (702) 205-0164

**Solera Ladies Club** | Monthly Activities  
Sue Boylan | (702) 373-6055 | srb702@gmail.com

**Solera Singles Club** | Monthly Activities  
Georgie D'Alessandro | (702) 914-0630 | georgied248@gmail.com

**Table Tennis Club**

Monday, Wednesday, Saturday | 8 a.m.-Noon  
Sunday | 8:30 a.m.-4 p.m.  
Steve Reed | (309) 696-5311

**Veterans & First Responders Club** | First Tuesday | 6:30 p.m.  
Robert Propp | (509) 220-6304 | robert.propp1@gmail.com

**Water Volleyball Club**

Wednesday | 5:30-7 p.m.; Saturday | 1-2:30 p.m.  
Susan Newman | (951) 850-2595 | sjntchr@aol.com

**GROUPS**

**Billiards** | Tuesday | 1:30-3:30 p.m.  
Ken Moser | (702) 401-7823 | chefmoser1@icloud.com

**Bocce Ball Group** | Monday & Wednesday | 9 a.m.  
Danny Mosher | (702) 524-8058 | dsmosher66@gmail.com

**Book Group** | Second Saturday | Noon  
Monica McAdams | (702) 371-6575 | monica0921@hotmail.com

**Crafts and Stitches** | Tuesday | 9 a.m. | Please drop by

**Double Deck Pinocle Group**

Wednesday | 5-8 p.m.; Sunday | 4-7 p.m.  
Mike Sinclair | (360) 567-7664 | grizle@comcast.net

**Rummikub** | Sunday | 1-4 p.m.  
Richard Kroeger | rkroeger22@yahoo.com

**Tennis Group** | Saturday | 7 a.m.  
Sam Misraji | (818) 207-1947

**Trivia Group** | Last Tuesday | 6-8 p.m.  
Rosemary Massey  
(907) 230-7945 | rosemarymassey2@gmail.com

**HEALTH & FITNESS**

**Party Time Dance** | Tuesday | Noon-1 p.m.  
Carol Page | (702) 205-0164 | carolpage11@yahoo.com

**Power Walkers** | Daily | 7:30 a.m.  
Cheryl Beaudry | (702) 823-5441

**Tai Chi Clinic** | Monday & Thursday | 11:15 a.m.  
Ken Pavese | (702) 407-8111

**Yoga Friends** | Tuesday & Thursday | 9 a.m.  
Merrilee Gaines | mgaines823@hotmail.com

**ZUMBA** | Thursday | 8:30-9:30 a.m.  
Mary Richard | (702) 521-2583

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# INTERIOR (RE)DESIGN

SOLERANS SHARE THEIR HOME IMPROVEMENT STORIES

BY LAURA ADDI

*Looking for ideas to update your nearly 20-year-old home in Solera? A fresh look might do wonders for your soul. But where to start? Here, perhaps to provide inspiration, are some examples from your fellow Solerans.*

*If you watch home remodeling programs on television, you're well aware of issues regarding the removal of load-bearing walls. That's not a problem in Solera, where the Del Webb company designed and constructed our houses in such a way to have no internal load-bearing walls. As we learned a year ago when the Solera Star celebrated Solera at Anthem's creation and 20th anniversary, it is our homes' shells — the exterior walls and roof — which support their entire structure.*

*You are free to make whatever changes you want to your Solera home's interior. However, you will need to get approval from the Architectural Review Committee if any of those changes affect the home's exterior (such as enclosing a patio or moving a window). In some cases, such as adding square footage or turning a patio into a room, you also may need a building permit from the City of Henderson.*

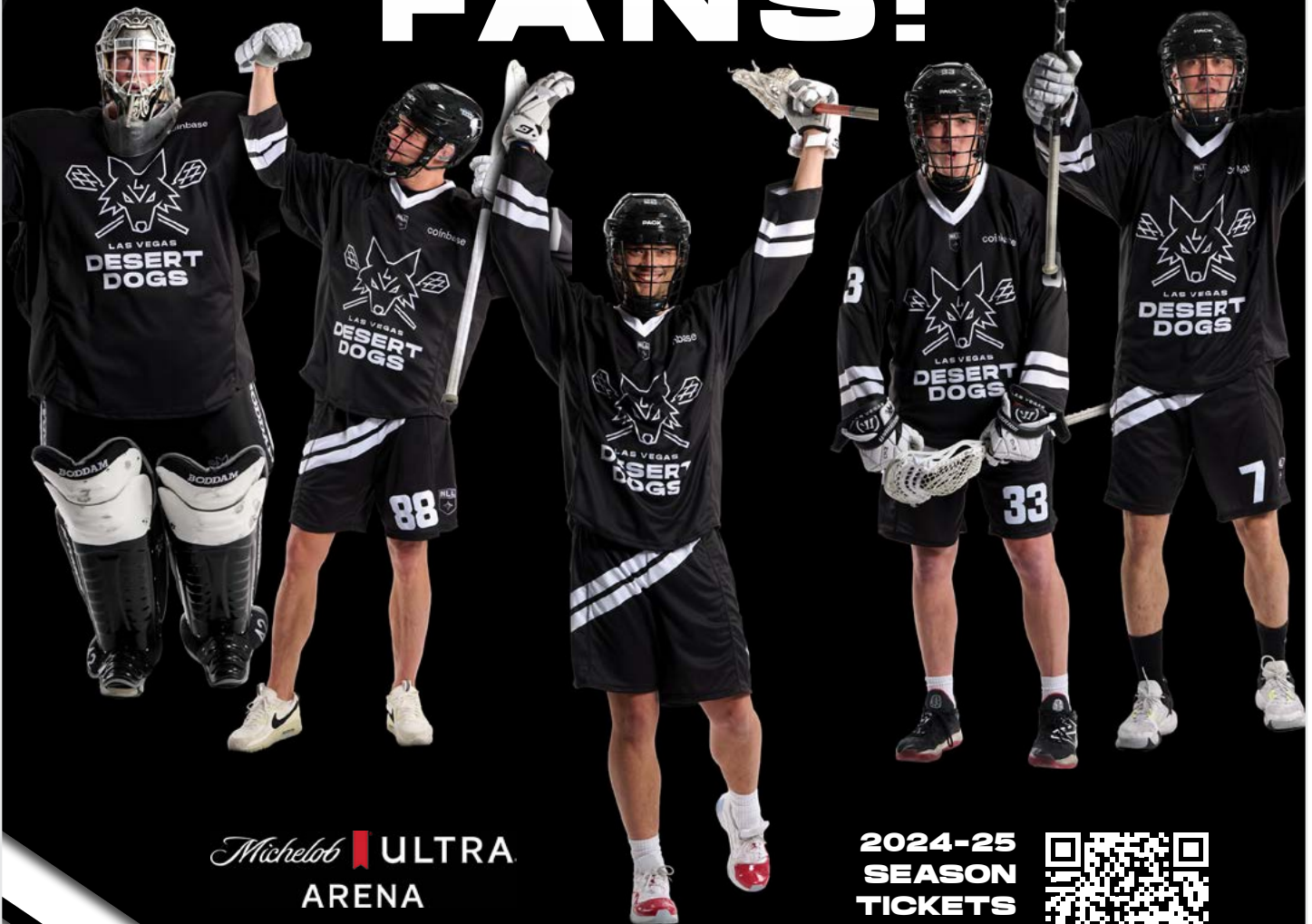
**Note:** Some of the following examples involve extensive (and expensive) changes. But some involve less work (and expense) yet still can provide ideas of how you can do bits and pieces for a freshened look. Consider, for example, new paint and/or an update in flooring.







# THANK YOU, FANS!



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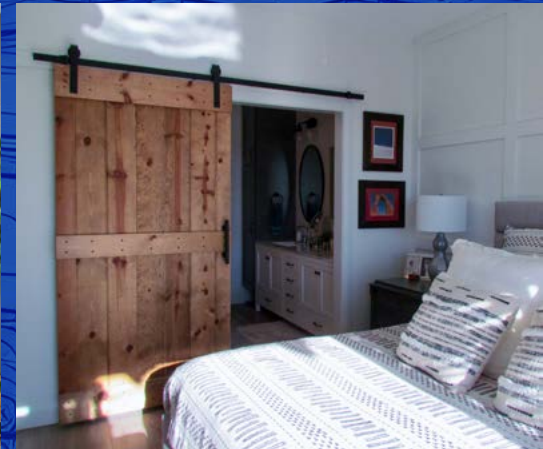




**STEVE AND SUSIE GORDON** have been residents of Solera for three years and have the Franklin model. They jumped right in and started their renovation soon after they purchased their home. Why wait until you're ready to sell to make changes? If it's in your plan, do it soon so you can enjoy it before moving on.

Their remodel was extensive, involving changing their home's original footprint. They removed the dividing half wall separating the dining room and living room. They changed the galley kitchen to an open concept with a very large island.

To provide extra storage, they added closets, one closed from the living area by a sliding barn door. In the kitchen they installed beautiful cabinets, some with decorative glass.

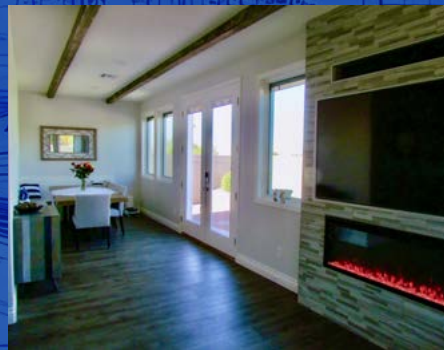


When **JEFF AND LINDA STOKES** moved to Solera in 2016, the 1,248 square foot Clark model was adequate for their needs. A few years later, their family began to grow and they now have two beautiful granddaughters who spend a lot of time with them.

In 2019 they enclosed their patio to use as a playroom. Needing still more room, in 2023 they added an addition of 352 square feet to bring the total square footage up to 1,600.

As you enter their foyer, you're met with a folding wall of glass where the backyard used to be. Through that, there is a beautiful entertainment wall including a fireplace and a 75-inch television screen. But it doesn't stop there. To the left of the family living room is another space with a banquette that is used for crafts and for casual dining. Faux beams in the ceiling add a homey touch.

The extensive project took five months, including the waiting period for obtaining permits. They used Alana Withers of Be Spoken Interior Design to lay out the project and their contractor, Dave Mills of Reliabuilt Construction was there throughout, assuring quality workmanship.





**FRED AND LAURA ADDI** purchased their Whitney model in 2021 after submitting offers on seven other properties. If you were around at that time, you know that homes were sold in days — and often several thousand dollars above asking price.

The home had been a rental for eight years and therefore was in need of some TLC. They consider themselves fortunate to find an excellent contractor, Ilan Sandler, owner of Jerezee Construction (see advertisement in this issue), which completed not one but three major projects.

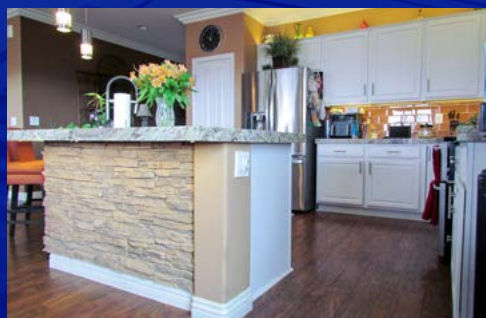
The first was in the master bathroom. The oversized vanity and mirror were replaced with a smaller vanity with stylish mirrors and fixtures. But the real star of that room was adding a soaking tub to the shower. The tile surround and vinyl wood flooring completed the look.

The next project was in the kitchen. The cabinets were painted and glass inserts were installed in one of them. The quartzite countertop was added and extended over the wine refrigerator that occupied the space next to the counter. Of course, new appliances, paint and flooring were a must.

The third project was an entertainment wall of stacked stone tile with niches that housed the 75-inch TV, sound bar and an electric fireplace. This was a big hit with guests and three friends later followed this lead.



**COOKIE BENSON** added stacked stone on an accent wall in the living room and under the island counter in her Whitney home, which features a panoramic view across the valley. She also added lighting and backsplash in the kitchen, where she redid the counter top so it has a single rather than double level. Additional work included a new sink in the primary bathroom.

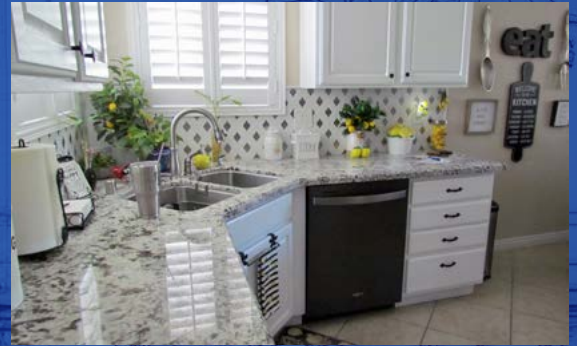




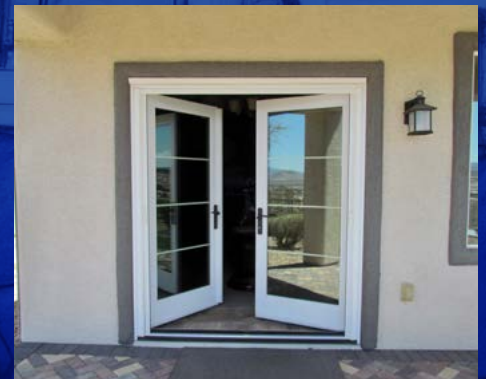


**HIROMI YAMAMURA** removed the half wall that separated the kitchen and living areas of her Lewis model to create a more open floor plan. Other changes included new flooring throughout and removing some kitchen cabinets, in effect widening the area. She also did some remodeling in the primary bathroom.

**CAROL STRATFORD** gave the kitchen in her Lewis model a new look by painting cabinets white, adding a distinctive backsplash and updating appliances. She enhanced the look of her living room with a wall of brick. In her primary bathroom she added tile, modern mirrors and fixtures, and enlarged the shower to create a spa-like environment.



**GLORI SPRIGGS** added stacked stone to accent a wall in her living room and did the same treatment under the kitchen island of her Whitney home. She also replaced sliding glass doors with French doors to enhance the view from her elevated vantage.



**KATHIE ZEIER** didn't move walls, but she updated the primary bathroom and made the kitchen in her Fremont more user-friendly by expanding workspace with the addition of a movable island. ✧



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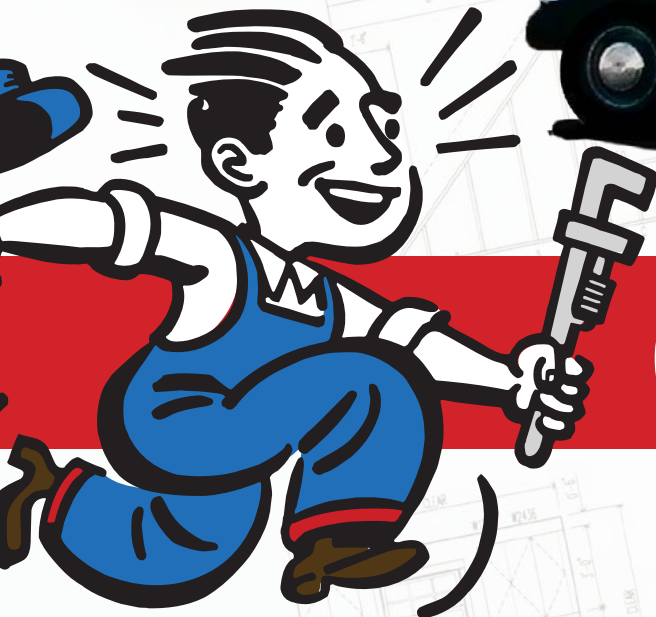
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# YOUR SOLERA HOME NEEDS A CHECKUP

HOUSES ARE 20 YEARS OLD, OR WILL BE SOON.  
HERE ARE THINGS TO CHECK

"My Number 1, and especially for the area where we live, and the hard water we have here, I would check all the 'angle stops,' the shutoff valves for your faucets and toilet supply, underneath all your sinks and behind the toilet. Also, for your washing machine.

"If those valves don't get exercised, the calcium in the water here, the minerals, the shut offs get stuck.

"If you break a supply line (or have a toilet leak), you don't want that to be the day you have to figure out how to shut off the main water to your house. (There's a valve in your garage that does that, but you also should make sure now that it operates easily.)

"I would want all those angle stops checked and to replace the bad ones, if not just to replace them all after 20 years."

Paul said checking all water shutoffs is especially important for anyone who leaves Solera for the summer months.

"If you bust a hose while you're gone, you don't know about it until your neighbor sees water coming out from under your door," he said.

Number 2 on Paul's list: "It's not a bad idea at this point to have your main plumbing drain checked between your house and the street because you're responsible for that section."

He said a plumber "can stick a camera down there and run it toward the street and check that the integrity of the pipe is good, that any plant roots haven't broken through the pipe and gotten in there, and this is especially important if you have any larger trees above the plumbing drain."

Next on the list is a roof inspection.

"Generally, roofs are good for 30 years, but it depends on conditions," Paul explained. "We get a lot of high winds up here.

"In the Villas (where the HOA is responsible for such things) we've had to have a couple of roofs repaired from wind damage that blew off some of the clay tiles."

And there's at least one more part of your home he suggests that you should check after 20 years — the windows.

"Look at them yourself or have somebody come and inspect the windows," Paul said, adding that you need to be careful about who does the inspection because some companies may suggest replacing all of your windows.

"Most windows in these homes are dual paned. If you get water intrusion between the panes it will fog up, or you can see where it was wet and dried out and you can't clean it from either side."

Once again, he noted, there have been such issues with some windows in the Villas.

So, there you have it: After 20 years, it's time to inspect your Solera home's water shutoffs, plumbing drain, roof and windows.

And if you don't want to take Paul Reeves' advice, perhaps you'll accept Benjamin Franklin's:

*"An ounce of prevention is worth a pound of cure."\**

**Editor's Note:** Elsewhere in this issue of the Solera Star you can see how some of your neighbors have remodeled the interiors of their homes. Perhaps what they've done will inspire you to consider such updates in your own house. Regardless, many houses in Solera turn 20 years old this year, and those not yet 20 will be within a couple of years. We sat down with Paul Reeves, Solera's facilities manager, to find out what homeowners should check as their houses enter their third decade.



# SOLERA'S LIBRARY REVITALIZED

BY THE SOLERA LIBRARY STAFF

Welcome to your newly revitalized Solera library. The main library now contains more than 3,000 hardback and paperback fiction books that are available to you at no cost.

As you enter the library, beginning on your left, you will find the hardback fiction section, followed by the paperback fiction books. These books are filed alphabetically by the author's last name.

New titles arrive almost daily as Solera residents donate their favorites, many from the current bestseller lists.

Browse our selection of your favorite authors, such as James Patterson, David Baldacci, John Grisham, J.D. Robb, Nora Roberts, Jodi Picoult, Kristin Hannah, Nicholas Sparks, Janet Evanovich, Robert Parker, Olivie Blake, Dannielle Steel and Stuart Woods to name just a few.

Check out our non-fiction section, located in the corner bookcases closest to the main entrance doors. You will find books on a wide variety of interests, such as medicine, nutrition, self-help, biographies, autobiographies, history, military and much more.

How-to titles are available as well, such as dog training, poker, gardening, knitting, financial guidance, as well as those that may assist you in your home improvement projects. The how-to books can be found in the library annex, located in the Encore Lounge area. In this area you will also find over 100 jigsaw puzzles.

Books and puzzles are available anytime the Solera Community Center is open, and do not have to be "checked out." They have no specific return date. However, we do request that you return them as soon as you finish so other Solera residents may enjoy them as well. When you do return the books and puzzles, we ask that you leave them in the baskets provided and allow our volunteers to re-shelve them.

All our Solera library volunteers strive to maintain an organized and user-friendly experience for all Solera residents. Please come and check out your library.

P.S.: If you might be interested in joining our library family of volunteers, please contact Susan Cusimano at (702) 373-6658. ✱





## DID YOU FEEL THE GROUND SHAKE?

EARTHQUAKES: ARE THEY A CONCERN IN OUR AREA?

BY MARCIA ADAMS

You feel a tremor and you wonder if it is an earthquake. It may be, or it could be an explosion at the Nellis Air Force Base as they, too, register on the earthquake scale. The most recent “shakings” close to Solera were at the Air Force base — one on February 2nd (a 1.6 magnitude quake) and another February 12th (a 1.5 magnitude explosion).

Even though Nevada is ranked third in the nation behind Alaska and California for the risk of earthquakes, earthquakes are not common in the Henderson area. In Nevada, the most active sites for earthquakes appear to be Mina, Reno, and Carson City to the north at Indian Springs, the area near the Spring Mountains region, as well as the area between the Shoshone Mountains and Pinwater Range,

45 miles north of Las Vegas, as well as Walker Lane, a 625-mile corridor shared with California and which registers hundreds of quakes.

What is an earthquake? Simply put, most earthquakes are caused by the sudden release of built-up stress or pressure along fault lines or cracks in the earth's crust.

They are generally measured by the amount of energy released by shifts in the earth's crust. The most common measure is called the Richter Magnitude Scale, although there is also the Moment Magnitude Scale. Both systems use a rather complex formula to determine the amount of energy released by the earth's crust shifting. Depending on the magnitude and type of earthquake, there can be shaking, heaving or even throwing of the earth's surface leading to holes or cracks and mudslides. They are generally accompanied by aftershocks.

According to Wikipedia, the biggest earthquake in Nevada's history happened October 2, 1915. Commonly known as the Pleasant Valley Earthquake, it had a magnitude ranging from 6.8 to 7.6. Fortunately, although there was damage, there were no known casualties. The most recent earthquakes of significant size (6.5) struck the Tonopah or Monte Crisco Range near the California-Nevada border. Again, because it was a rather remote area there were no casualties. It did, however, crack US Route 95 between Reno and Las Vegas, causing the highway to be closed for 10 hours for repairs.

Earthquakes are a natural disaster, but unlike hurricanes and tornados, they cannot be accurately predicted. By studying past quakes, patterns have been noted and it can be predicted, fairly accurately where earthquakes are likely to occur. Seismologists — people who study earthquakes — are making and testing theories in an effort to predict when, as well as where, an earthquake





may happen. Experimental forecasts are beginning to show limited success but are many years from practical use.

As with any natural disaster event, the best course of action is to be prepared. There is a free guide published by the Nevada Division of Emergency Management. It not only covers earthquakes but other major events such as floods, wildfires, extreme weather, etc. You can print it by going to [https://dem.nv.gov/resources/Plan\\_Ahead\\_Nevada](https://dem.nv.gov/resources/Plan_Ahead_Nevada). In addition to the overall guide, there are other helpful topic-specific guides on this same website. An excerpt from Plan Ahead Nevada – Emergency Preparedness Guide, which can be helpful to homeowners, follows:

#### EARTHQUAKE MITIGATION

Although there are no guarantees of safety during an earthquake, you can reduce earthquake-caused injuries and property damage by knowing how to prepare for an earthquake as well as how to take care during and after one hits just by following these basic mitigation tips:

##### Check for potential hazards in your home:

- Hang heavy items, such as pictures and mirrors, away from beds, couches, and anywhere people sit or lie down;
- Secure your water heater: strap it to the wall studs and bolt it to the floor;
- Secure computer equipment against earthquake damage;
- Store weed killers, pesticides, and flammable products on bottom shelves in closed cabinets with latches;
- Fasten shelves securely to walls;
- Store breakable foods, glass, and china, in low, closed cabinets with latches.”

If your interest has been piqued by this article, and you want to be aware of current quake activity of all sizes in Nevada (or anywhere else in the USA), you may want to tag the following website: <https://earthquake.usgs.gov/earthquakes/map/>. It is a map showing the latest quakes in the USA. It is really quite fascinating. Each dot on the map represents a quake and the color and size of the dot indicates the magnitude or size of the quake. When you click on a dot, it will list the magnitude and location of the quake and other such information.

Interestingly, if there are large explosions in the area, it will also show their location and magnitude, using a different map symbol (diamond shape) to distinguish it from earthquakes.

So, the next time someone asks you “What’s shaking?” just answer, Nevada! ✨

#### Keep Calm



#### Turn Off Gas, Water, & Electric



#### Gather Your Disaster Supply Kit



#### Hide Under Solid Object





## THREE-WHEELING

CYCLING ALTERNATIVE FOR THOSE  
WITH PHYSICAL LIMITATIONS

BY MARCIA ADAMS

Let me start with a disclaimer: I am not a bicycle or tricycle expert. I have no financial interest in companies that sell bikes, trikes, or parts. But I am a vertically challenged (balance issues), joint-replaced individual who has walking limitations but enjoys getting out in the fresh air. One of the ways I have been able to accomplish this is to use a tricycle.

My history with the tricycle began about 20 years ago when we purchased a home in Rotterdam, New York. One of the items that was left behind was an adult folding tricycle – one that looked like a blown-up version of what children rode with the back-step piece.

After refurbishing by my husband, I rode this tipsy, three-gear bike around town and found that I really enjoyed it. I began researching tricycles to learn what others might be out there.

To my mind, there are two types of adult tricycles: those on which you sit and pedal like a regular two-wheeled bike – I will refer to these as standard type – and those that are referred to as recombinants. The major difference, besides visually, is where your feet are on the pedals.

In layman's terms, in the standard type, your feet and pedals are directly below your knees, and you pedal in an up-and-down and circular motion. In the recombinant version, your feet and pedals are out in front of you, and you pedal in a horizontal and circular motion. The major difference is the impact on the knees.

According to what I have read, the recombinant's motion uses the same muscles as walking, but applies less pressure on the knee joints. Also, recombinants tend to be lower to the ground, making it easier to get on and off.

There are at least two different types of three-wheel recombinants — long-body and tadpole.





Long bodies have two wheels in the back of the bike. The handlebars are in the front, and it may have various gear combinations. Notice that the pedals are right behind the front wheel, rather than under the seat. In addition, these types of bikes sit lower and have a more chair-like seat. Wheels on this type of bike may or may not all be the same size – the front wheel may be a smaller diameter. The one pictured is not electrified. There are electrified versions of this type of trike.

The tadpole version has two wheels in the front and one in the back. There are no front handlebars. Instead, the trike is steered with the two side handles. Brakes, gear shifts, etc. are also on these side handles.

Generally, the tires on this type of trike are all the same size.

Electric power is available for most all styles of 3-wheelers (and useful for climbing the hills in and around Solera).

Now to the nitty-gritty: Which type of recombinant is the best for you? The best answer is for you to try both and then decide.

When I first saw a recombinant, the only version I saw was the long body and I purchased it without being aware there were other options. It served me very well until I electrified it via the aftermarket. The loss of the ability to change gears bothered me only because I wanted to get more exercise out of pedaling. It was one of the reasons why I wanted to use a bike rather than drive a car to get somewhere.

All three-wheelers are heavier than their two-wheeled counterparts. Combined with the difference in center of gravity, it makes them a bit slower and takes more effort to move, particularly uphill. However, a well-gearred three-wheeler will keep you moving up a hill without dismounting while, on a two-wheeler, you may have to dismount.

My best advice: If you are interested in getting back out on the road on something other than an automobile or motorcycle, find a three-wheel dealer with several trikes on hand so you can try them.

When we purchased our new tadpoles, we decided to work with Utah Trikes (really great people, by the way) because it has one of largest inventories in the West. We called to review what we wanted and made an appointment so we could do a test drive.

While we were there, and after we decided to purchase, they checked our seat and pedal positions, customizing the fit of our purchase to us. We wanted some add-on features such as electrics and baskets, so the work was done and the trikes were shipped to us fully assembled.

It was well worth the four-hour drive to Springville, just south of Provo. We made the trip a mini holiday, staying over to enjoy the beautiful scenery on the way up to and on the way.

If you see my hubby and I meandering through the Solera neighborhood or at the clubhouse, feel free to chat. We can share additional information and may even offer you a chance to take a spin. ✨



# SORRY, NOT SORRY

NEW ICE CREAM STORE  
CREATES TASTE TREATS

BY FRANK NOBEL

It is not often that we get a cold, wet, miserable day in Las Vegas, but that's what it was when I visited Sorry Not Sorry. Thankfully the newest Sorry Not Sorry was bright, cherry and welcoming to anyone venturing out of the cold and into an ice cream shop.

By the time you read this article, Sorry Not Sorry will have added two new locations, one in Centennial Hills and the other in California. The reason for the expansion likely traces to the fact that Sorry Not Sorry is more than just a chocolate and vanilla shop. Each and every flavor is unique and is created "in house," said Drew Belcher, one of the three founding owners of Sorry Not Sorry.

Every new flavor idea is tested in a small batch to determine if the mix of the fresh ingredients has a universal appeal, and only then is it marketed to the stores. This process has created flavors like Bumbleberry Cheesecake Crumble, Coffee & Donuts 2.0, and Whiskey Bananas Foster, to name just a few.





## SORRY, NOT SORRY

### CREAMERY



Sorry Not Sorry is located at 3239 Bicentennial, a smidge west of WSKY Bar and Grill in Inspirada. The soft opening took place December 20th, followed by the Grand Opening 10 days later.

I visited on a much less-than-perfect weather day, yet all the employees — from the manager, Dallas Nebeker, to Obi, who scooped my ice cream — couldn't have been nicer.

Obi told me, "I love it here, I'm excited to come to work every day."

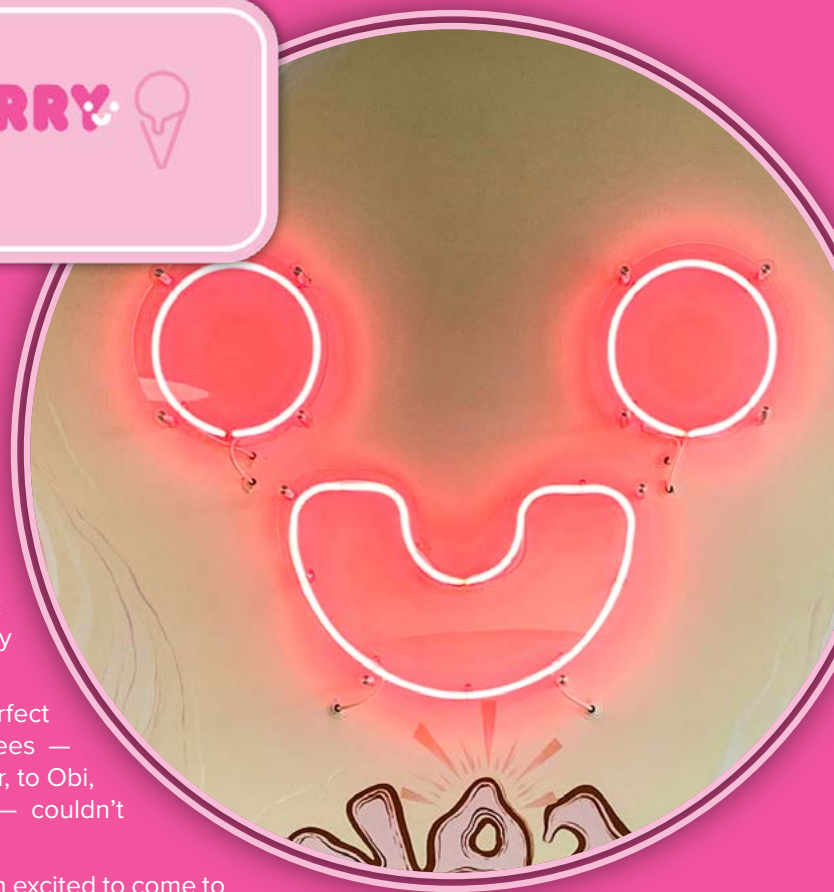
Dallas said that the goal of Sorry Not Sorry is to challenge the status quo and to inspire the community served to do the same.

I learned that much of the success behind Sorry Not Sorry is about the butter fat content. The butter fat content for Sorry Not Sorry's ice cream is 16 percent while most ice creams are in the 12 to 14 percent range. That extra butter fat gives Sorry Not Sorry ice cream its creamier taste.

Sorry Not Sorry also has exclusive access to a prime, 100-year-old California dairy farm where the cows graze free and are not subject to any unnatural hormones or antibiotics.

Sorry Not Sorry offers a rewards program for customers. It is based off their phone number and each dollar spent earns one reward point. Rewards include a free scoop of ice cream with trimmings or even a take home container of your favorite flavor.

I trust my next visit to Sorry Not Sorry will be in better weather, but really, is there ever a bad time for ice cream? ✨





# FLIGHT FRIGHT: LOST LUGGAGE

HERE'S WHERE THE AIRLINES  
SEND THAT STUFF

BY LAURA ADDI



If you've ever permanently lost a checked bag while flying on commercial aircraft, your stuff probably ended up for sale at a store in Scottsboro, Alabama.

An airline loses your checked bag. Customer Support comes up empty-handed. They compensate you and life goes on.

Written off as "unclaimed," your luggage sits in a musty depot for three months. Eventually, the airline sells it, along with other lost items, to a private company, sight unseen. The new owner cracks the lock, sifts through your former possessions, and marks them for sale, donation, or disposal.

Every year, more than 4 billion bags are checked by airlines worldwide. Around 25 million of them end up lost or misdirected. Only 0.03 percent of bags that are not reunited with their owners after 90 days are sold by the airline. Chances are they're purchased by a company called "Unclaimed Baggage." Nestled in the small town of Scottsboro, Alabama (pop: 14,700), Unclaimed Baggage holds the distinction of being "the nation's only retailer of lost luggage." Its massive 50,000 square foot warehouse holds thousands of treasures lost in transit, ranging from rare instruments to monogrammed engagement rings.





In 1970, Hugo Doyle Owens was at a crossroads. Born and raised in Scottsboro, Owens served in the Korean War and returned to his hometown to sell insurance. He learned that a bus company in Washington, DC, had an enormous stack of unclaimed luggage awaiting disposal. In those days, unclaimed bags were often thrown away or auctioned off to junk shops. To Owens, the suitcases — and the intrigue of their contents — were a perfect foundation for a business. He borrowed \$300 and purchased the whole lot.

Owens set up a storefront, placed a sign by the door, and with the help of his wife and two sons displayed his items on card tables. He ran a small ad in the paper informing Jackson County deal-seekers of his new venture. In less than 24 hours, he sold out and pocketed a tidy profit. The novelty of sifting through lost luggage soon spread and Owens repeated the process.

“We never know what’s in those suitcases until we open them,” he said. “It’s like buying a pig in a poke.”

Over the years, the business expanded, largely thanks to secretive, exclusive deals Owens inked with major airlines, hospitality groups, and cargo carriers. Selling off unclaimed bags allows airlines to recoup a small portion of the losses. By the time he died in 2016, his one-of-a-kind business had become an internationally recognized tourist destination.

Since taking over the business in 1995, Owens’ son, Bryan, expanded the store to accommodate up to 7,000 unique items that flow through the doors every day. The store’s laundry facility cleans 70,000 clothing items monthly. In a recent year, more than 1 million people from all over the world flocked to the small town 140 miles northwest of Atlanta to see what kinds of treasures they could forage.

When the luggage arrives at the store’s sorting facility, the company’s more than 150 employees follow a procedure: sorting, cleaning, appraising saleable items.

“There are a lot of frogs before you find a prince,” Brenda Cantrell, the store’s director, said of the sorting process. “We’re very skilled at getting rid of the frogs. It’s a tedious process that we’ve perfected over the past 50 years.”

About a third of the items end up for sale. A third is donated to dozens of charities: wheelchairs go to prisons and veteran groups; strollers go to teen pregnancy centers; some clothes go to homeless shelters.

The shop has launched online store (which features a smaller selection of unclaimed baggage) that offers its share of strange stuff: White gold and diamond hoop earrings (\$689.99), Black Scott Centric fishing rod (\$5121.99), Size 10 Legend 10 Elite soccer shoes (\$96.99), a Marcus Allen Bobblehead (\$59.99), remote control for drones (\$49.99), Sazerac House classic bar set (\$33.99),

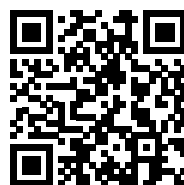
Then there are the truly valuable finds: A platinum Rolex watch worth \$64,000 (sold for \$32,000); a 5.8 carat diamond ring appraised for \$46,000 (sold for \$23,000); a 40.95-carat emerald appraised for \$25,000 (sold for \$17,000).

Some say the store has an ethical duty to reunite people with their lost luggage — especially highly personal items, such jewelry inscribed with names and dates, or electronics with identifiable information. But the store has maintained it has a business to run.

“Look, we’re a retailer,” Owens told a *Wall Street Journal* reporter. “We aren’t set up to find your Aunt Jane’s blue Samsonite.”

As the adage goes, finders’ keepers.

[unclaimedbaggage.com](http://unclaimedbaggage.com) ✨





# FLOURLESS CHOCOLATE CAKE

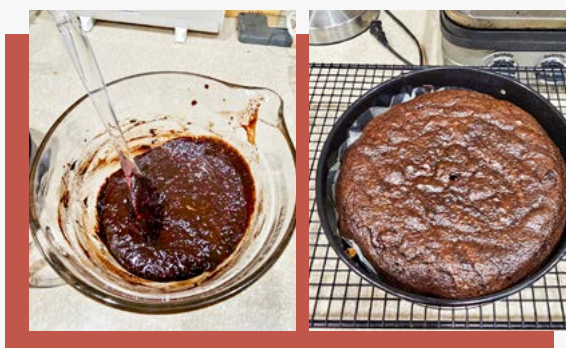
A RICH, TASTY AND GLUTEN FREE DESSERT

BY MARCIA ADAMS

*Jump To Recipe On Page 37 >*

I found this recipe online while searching for a different dessert to serve to a niece who cannot tolerate gluten. I've been making this cake for around three years and like the way you can change its look just by the fruit or other toppings you select.

The cake is deceptively easy to make, and the flavor is a cross between a brownie and fudge.



## FLOURLESS CHOCOLATE CAKE

### INGREDIENTS:

#### FOR CAKE:

- 1 cup semisweet chocolate chips or bittersweet chocolate chips
- 8 tablespoons unsalted and room-temperature butter
- 3/4 cup granulated sugar
- 1/4 teaspoon salt
- 1 to 2 teaspoons espresso powder (optional)
- 1 teaspoon vanilla extract
- 3 large eggs
- 1/2 cup Dutch-processed cocoa

#### FOR GLAZE: (See notes for non-cream alternative)

- 1/2 cup semisweet chocolate chips or bittersweet chocolate chips
- 1/2 cup heavy cream

**Editor's Note:** Marcia is part of Solera's communications committee and treated the committee with this gluten-free chocolate cake at a recent brainstorm/planning workshop session. The cake was rich and tasty and was happily devoured.

### INSTRUCTIONS:

Preheat the oven to 375 degrees F. Lightly grease an 8-inch metal round cake pan; cut a piece of parchment paper to fit, grease it, and lay it in the bottom of the pan. See "tips" below.

**To make the cake:** Put the chocolate and butter in a microwave-safe bowl and heat until the butter is melted and the chips are soft. Stir until the chips melt, reheating briefly if necessary. You also can do this over a burner set at very low heat. Transfer the melted chocolate/butter to a mixing bowl. (Note: It is easier to use a large enough bowl for this, so you do not have to transfer the chocolate.)

Stir in the sugar, salt, espresso powder and vanilla. (Espresso enhances chocolate's flavor much as vanilla does; using 1 teaspoon will simply enhance the flavor, while 2 teaspoons will lend a hint of mocha to the cake.) Add the eggs, beating briefly until smooth. Add the cocoa powder and mix just to combine. Spoon the batter into the prepared pan.

Bake the cake for 25 minutes; the top will have formed a thin crust. It should register at least 200 degrees F on an instant-read thermometer inserted in its center. Remove from the oven and cool in the pan for 5 minutes.

**RECIPE** Solera Star Recipe Exchange

**FROM** Your Name Here

**COOKING TIME** as long as it takes

**SERVES** All of Solera

**PREHEAT/VENTO** Delicious

1. Find your favorite recipe
2. Send your recipe and contact information to:
3. Maria Adams email: adamscats1009@gmail.com
4. Schedule month to appear in the *Solera Star*
5. Prepare your recipe
6. Be interviewed and have photos taken at your home or clubhouse

## RECIPE EXCHANGE

Loosen the edges of the pan with a table knife or nylon spreader and turn it out onto a serving plate. The top will now be on the bottom; that's fine. Also, the edges will crumble a bit, which also is also fine. Allow the cake to cool completely before glazing.

**To make the glaze:** Place the chocolate in a heatproof bowl. Heat the cream until it's not quite at a simmer but showing fine bubbles around the edge. Pour the cream over the chocolate; stir very briefly to combine and let rest for 5 minutes. Stir again – at first slowly, and then more vigorously – until the chocolate is completely melted and the glaze is smooth. (If any bits of chocolate remain, reheat briefly in the microwave or over a burner, then stir until smooth.) Spoon the glaze over the cake, spreading it to drip over the sides a bit. Allow the glaze to set for several hours before serving the cake.

### TIPS:

I use a spring-form pan for this cake. After the sides are loosened with a knife, release the form and turn the cake over on the serving plate. Remove the bottom of the pan and the parchment paper and allow to cool.

I like to garnish this cake with fresh raspberries and white chocolate drizzle. You could use strawberries. To make the white chocolate drizzle, use a 1/3 cup white chocolate chips and 1/3 cup of heavy cream. Heat the heavy cream to almost a simmer; pour over the chips and stir until the chips are melted (same as glaze). After the cake is glazed, place the strawberries on top and, using a spoon, drizzle the white chocolate over them.

For a non-cream alternative to the glaze, as soon as you turn the cake onto the serving dish, take two or three chocolate bars, place them on the hot cake and cover with aluminum foil – nonstick side toward the chocolate. Let set for at least 15 minutes; remove foil and spread melted chocolate over the top of the cake, allowing it to dribble down the sides a little.

Espresso powder and Dutch-process cocoa can be purchased from King Arthur Flours. I have not tried regular cocoa in this recipe, but I believe it would work.

For easier slicing, use a sharp knife dipped in hot water and wiped dry. Repeat dipping the knife in hot water and wiping dry for each slice. I also have used a wheel-type pizza cutter. ✨



## POLICY – RESOLUTIONS

### SOLERA AT ANTHEM COMMUNITY ASSOCIATION, INC. RESOLUTION ADOPTING INVESTMENT POLICY

(Resolution # 101509-007-R1)

**WHEREAS**, Section 5.1 of the By-Laws of the Solera Community Association, INC. (hereinafter Association), empowers their Board of Directors (hereinafter "The Board") to appoint committees of the Board; and

**WHEREAS**, the Board appointed a Finance Committee and requested said Committee review and create an investment Policy for the purpose of laddering the Association's Investments;

**WHEREAS**, the Finance Committee has provided all recommendations to the Board for their consideration;

**NOW THEREFORE BE IT RESOLVED** that the Board of Directors shall adopt this resolution:

To provide continuity in the Association Investment Policy the Board of Directors shall have the sole authority to make investment decisions. When investments are made they shall be made in accordance with NRS 116 and all governing documents.

Additionally, the goals of the investment policy will be as follows: (1) to preserve and protect the principle investment by only seeking investments that eliminate or limit risk, (2) to provide adequate investment liquidity when and if needed, and (3) to maximize investment returns or yields.

Adopted this day, April 10, 2024 by majority vote of the Board as recorded In the minutes as a duly constituted meeting of the Board of Directors of the Solera at Anthem Community Association, INC. and attested to by the officer's signature below.

  
President of the Board of Directors, Ken Sawyer

  
Secretary of the Board of Directors, Susan Zinna



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# JUST SOLD

## FOR \$460,000!

### Hello Solera Homeowners!

We have officially entered the best selling season! As of the first week of April, there were 23 homes for sale in Solera at Anthem, and 13 of them were already under contract (all of which went under contract in less than 30 days, and some for more than the asking price). With 18 homes having sold in the first quarter, it's easy to see that demand is up roughly two-fold right now.

Do you have questions regarding selling or buying in today's market? Call me today to schedule a consultation, and I will provide you with the up-to-the minute information you need to be successful. I am looking forward to hearing from you!



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# REALTY

## EXECUTIVES

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Popular Whitney floorplan 1596 SF, 2BR plus den, 2BA, 2 car garage, upgraded kitchen, plantation shutters, crown molding, fully fenced yard with extended covered patio & mature landscaping, more!

### HOMES LISTED FOR SALE\*

Address	List Price	Approx Liv Area	Model	Address	List Price	Approx Liv Area	Model
2308 Celestial Moon St	\$385,000	1,142	Lewis	2505 Cosmic Dust St	\$452,500	1,596	Whitney
2372 Rift Valley St	\$400,000	1,142	Lewis	2511 Serene Moon Dr	\$525,000	1,596	Whitney
2608 Red Planet St	\$380,000	1,142	Lewis	2477 Serene Moon Dr	\$529,000	1,596	Whitney
2373 Peaceful Moon St	\$379,900	1,142	Lewis	2519 Stardust Valley	\$450,000	1,596	Whitney
2542 Darda St	\$435,000	1,248	Clark	2440 Cosmic Ray Pl	\$485,000	1,596	Whitney
2539 Sirius Star St	\$389,000	1,248	Clark	2580 Palentina St	\$449,900	1,596	Whitney
2604 Centaurus St	\$399,987	1,248	Clark	2412 Andromeda Ave	\$459,900	1,596	Whitney
2408 Gamma Ray Pl	\$424,900	1,425	Fremont	2423 Erastus Dr	\$599,999	1,596	Whitney
2574 Corvus St	\$439,000	1,425	Fremont	2315 Galilean Moon St	\$465,000	1,768	Franklin
2336 Hydrus Ave	\$449,000	1,425	Fremont	2302 Jada Dr	\$495,000	1,768	Franklin
2517 Penumbra Dr	\$429,999	1,596	Whitney	2507 Stardust Valley	\$479,990	1,768	Franklin
2428 Hamonah Dr	\$430,000	1,596	Whitney				

LVR MLS. Information Deemed Reliable but Not Guaranteed. Properties may have pending offers or applications.

### HOMES LISTED FOR RENT\*

Address	List Price	Approx Liv Area	Model	Address	List Price	Approx Liv Area	Model
2407 Jada Dr	\$1,900	1,248	Clark	2575 Anani R.	\$2,575	1596	Whitney
2343 Garnet Star St	\$1,950	1,248	Clark	2540 Penumbra Dr	\$2,800	1,768	Franklin

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