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Under the Surface: The Reinvention of Lake Las Vegas-Boom, Bust, and the Search for a Lasting Identity

Nestled against the desert hills east of Henderson, Lake Las Vegas has long represented a vision unlike anywhere else in Southern Nevada — an upscale waterfront destination blending luxury homes, resort living, golf, dining, recreation, and Mediterranean-inspired charm. Yet behind the scenic lake views and postcard-perfect village lies a story marked by dramatic highs, painful lows, and continual reinvention.

Over the past several decades, Lake Las Vegas has experienced what economists and developers often describe as “boom and bust cycles” — periods of explosive optimism followed by financial instability and restructuring. Today, however, many residents and business owners believe the community may finally be entering a more balanced and sustainable chapter.

Originally developed during the luxury expansion years of the 1990s and early 2000s, Lake Las Vegas was marketed as an elite desert oasis. Lavish resorts, million-dollar homes, golf courses, and waterfront living attracted buyers from across the country. The opening of high-profile hotels and the MonteLago Village created the image of a European-style destination just minutes from the Las Vegas Strip.

But like many ambitious master-planned communities, Lake Las Vegas was heavily dependent on real estate momentum and discretionary spending. When the 2008 housing collapse struck, the development was hit particularly hard. Property values fell sharply, projects stalled, and several businesses struggled to survive. Financial restructuring became unavoidable as lenders, developers, and investors worked to stabilize the massive project.

To longtime residents, the downturn was emotional as well as financial. Empty storefronts, unfinished developments, and reduced tourism created uncertainty about the community’s future. Yet despite the setbacks, many residents stayed loyal, believing the area still offered something unique that could not easily be duplicated elsewhere in the valley.



In recent years, Lake Las Vegas has slowly redefined itself. Instead of relying solely on luxury branding and resort tourism, the community has evolved into a more lifestyle-centered destination focused on recreation, local events, fitness, dining, water activities, and community connection. New housing developments, growing local businesses, bike trails, paddle sports, live entertainment, and family-oriented events have helped create renewed energy around the lake.

The evolution also reflects an important lesson in modern master-planned communities: image alone is not enough. While Lake Las Vegas has always projected beauty and exclusivity, long-term success depends on stable infrastructure, diverse business activity, year-round residents, and economic resilience beneath the surface.

Experts often point to the contrast between “image versus underlying volatility” when discussing resort-style developments. A polished public image can attract investment and tourism, but underlying financial risks — including overexpansion, dependence on luxury spending, or changing market conditions — can create vulnerability during economic downturns. Lake Las Vegas has experienced both sides of that reality. Yet its continued survival may ultimately be what makes the community remarkable. Unlike developments that disappeared after the recession, Lake Las Vegas adapted. Financial restructuring, new ownership investments, and renewed community engagement helped reshape the area into something more grounded and sustainable.

Today, many residents describe Lake Las Vegas less as a luxury experiment and more as a true community — one where people bike the River Mountain Loop, gather for concerts and farmers markets, kayak on the lake, dine in the village, and enjoy a quieter alternative to the fast pace of the Strip. The story of Lake Las Vegas is ultimately a story about reinvention — a reminder that even communities built on ambitious dreams must evolve to survive changing economic realities. And while challenges may always exist beneath the surface, many believe the lake’s strongest chapter may still be ahead.



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Farewell to Primm: A Desert Stop Filled with Memories

There are places that never seem important to the rest of the world until they begin to disappear. Places built between destinations. Places people pass through without realizing that, for someone else, they hold an entire lifetime of memories.

For my family, that place was Primm.

Back in the 1970s, long before towering resorts swallowed the desert skyline, Primm was simply that little town just past the California border — the place that signaled adventure was about to begin. As a child growing up in Southern California, I remember the excitement building in the car as we crossed the dry Mojave landscape on our way to boating trips at Lake Mead or Lake Powell. Somewhere beyond the endless desert and the shimmering heat sat Primm, like a tiny mirage waiting for travelers chasing summer memories.

Years later, when I became a mother myself, the tradition continued. My husband and I would load up the kids and make our own stops there, watching their faces light up inside Buffalo Bill's. They loved the arcade games, the famous log ride, and the roller coaster that thundered against the desert sky. To children, it felt enormous and magical. To us parents, it became something even more valuable — familiar.

I would often meet my parents there. Together we stayed at the little dark casino that always reminded me of Knott's Berry Farm — if Knott's had slot machines and the scent of cigarette smoke drifting through the hallways. It wasn't glamorous. It wasn't polished. But it had character. It had warmth. It felt lived in.

Some of my most vivid memories are stitched into those casinos.

I still remember meeting my husband at Whiskey Pete's after he returned from a three-week motorcycle trip with his buddies. The desert air was warm, the parking lot buzzing with bikes and travelers, and there was something comforting about knowing that after miles of open road, we had arrived at a place that somehow always felt the same.

That is what Primm represented for so many people.

Not luxury.

Not spectacle.

But tradition.

A checkpoint between California and Nevada.

A family stop.

A place where children laughed in arcades while parents fed quarters into slot machines.

A place where road trips officially began.

And now, with every closure — first Whiskey Pete's, then Buffalo Bill's — it feels as though pieces of those memories are slowly going dark alongside the casino lights. Each shuttered doorway carries the weight of another era fading into the desert dust.

Still, I always held onto hope.

Hope that someone would renovate the properties.

Hope that fresh paint, bright lights, and new energy would someday breathe life back into those old walls.

Hope that future families might create the same memories there that mine once did.

Because places like Primm are rare. With the closing of all the Primm casinos after July 4, 2026-Primm will be missed.





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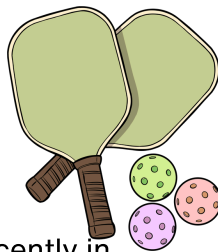
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Indoor Pickleball Options Near Lake Las Vegas

As temperatures rise, many local players are taking their game indoors. Fortunately, Lake Las Vegas residents have several options within a short drive. The closest dedicated indoor facility is The Picklr Henderson on Horizon Ridge Parkway, offering multiple indoor courts and organized play opportunities. Henderson residents can also enjoy indoor pickleball at the Downtown Recreation Center and Whitney Ranch Recreational Center. For those looking to combine pickleball with dining and entertainment, Chicken N Pickle in Henderson offers both indoor and outdoor courts along with a full restaurant and social atmosphere. Players seeking additional dedicated indoor courts can visit Vegas Indoor Pickleball, located about 30 minutes from Lake Las Vegas

Facility	~Distance	~ Time
• The Picklr Henderson	11 miles	15-20 min
• Downtown Recreation Center	10 miles	15 min
• Whitney Ranch Recreational Center	13 miles	18-20 min
• Chicken N Pickle	17 miles	20-25 min
• Downtown Recreation Center	10 miles	15 min
• Vegas Indoor Pickleball	23 miles	30-35 min
• Dill Dinkers Henderson	16 miles	20-25 min



Several dedicated indoor pickleball clubs have opened recently in Henderson and Las Vegas, including The Picklr, Dill Dinkers, and Vegas Indoor Pickleball, while Henderson recreation centers continue to offer indoor court time for residents.

PLACES OF WORSHIP



Within approximately 5 miles of Lake Las Vegas
Alphabetical with Approx. Distances & Standard Times

- Anthem Community Church**
• 4170 W. Anthem Way, Henderson • Sun: 9:00 am / 10:45 am
• ~5 mi
- Calvary Chapel Green Valley**
• 2615 W. Horizon Ridge Pkwy., Henderson • Sun: 8:30 am / 10:30 am • ~4 mi
- Central Church (Henderson)**
• 1001 New Beginnings Dr., Henderson • Sun: 9:30 am / 11:30 am • ~4 mi
- Church LV**
• 3051 W. Horizon Ridge Pkwy., Henderson • Sun: 9:00 am / 11:00 am • ~4.5 mi
- Grace Community Church**
• 1150 E. Lake Mead Pkwy., Henderson • Sun: 9:00 am / 11:00 am • ~3 mi
- Green Valley Presbyterian Church**
• 1798 Wigwam Pkwy., Henderson • Sun: 9:00 am / 10:30 am • ~4 mi
- Midbar Kodesh Temple**
• 1940 Paseo Verde Pkwy., Henderson • Shabbat: Fri 6:00 pm / Sun: 9:30 am • ~4 mi
- St. Peter the Apostle Catholic Church**
• 204 S. Boulder Hwy., Henderson • Sat 5:00 pm / Sun: 8:00 am / 10:00 am • ~3 mi
- St. Timothy's Episcopal Church**
• 43 W. Pacific Ave., Henderson • Sun: 9:30 am • ~4 mi
- St. Thomas More Catholic Community**
• 130 N. Pecos Rd., Henderson • Sat 5:00 pm / Sun: 8:00 am / 10:00 am / 12:00 pm • ~4 mi
- The Church of Jesus Christ of Latter-day Saints**
• Lake Las Vegas & Henderson wards • Sun: 9:00 am / 11:00 am • ~2-4 mi
- The Church at Lake Mead**
• 655 E. Lake Mead Pkwy, Henderson • Sun: 9:00 am / 11:00 am • ~5 mi
- The Well Church**
• 800 Cadiz Ave., Henderson • Sun: 8:30 am / 10:00 am / 11:30 am • ~3 mi

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How to Protect Yourself From Scams and Scammers

For nearly four decades, fraud investigator Kevin Sisemore has dedicated his life to one mission: protecting people from scams that can destroy lives in a matter of minutes. Sisemore, a Certified Fraud Examiner for the past 37 years, has worked in multiple roles throughout his career investigating fraud and helping victims understand how sophisticated criminals operate. Today, he continues that mission as a volunteer with AARP, where he conducts seminars and appears on radio programs educating the public — especially seniors — about the growing dangers of modern scams.

After recently sitting down with Sisemore, one thing became abundantly clear: the world of fraud has evolved into a highly organized and deeply alarming industry. “The creativity of scammers is endless,” Sisemore explained. “They study human behavior. They know how to create fear, urgency, panic, and even emotional attachment.”

The many ways criminals target innocent people today are staggering. Among the most common scams Sisemore warns about are home title theft, over-the-phone scams, computer virus alerts, grandparent scams, online romance scams, identity theft, and identity fraud. Seniors, in particular, are relentlessly targeted through countless phone calls, emails, text messages, and online schemes designed to trick them into revealing personal or financial information.

And the motivation is always the same: money. “These criminals are professionals,” Sisemore said. “Many of these operations are sophisticated, organized, and unfortunately very successful.”

One of the most troubling realities is how convincing scams have become. Criminals spoof phone numbers to appear legitimate, create fake websites that look authentic, and use emotional manipulation to pressure victims into acting quickly before they have time to think.

Grandparent scams, for example, prey on fear and family love. Victims may receive frantic calls claiming a grandchild has been arrested or injured and urgently needs money wired immediately. Romance scams can take months to develop, with scammers building emotional trust online before eventually asking for financial help.

Computer scams often appear as pop-up warnings claiming a virus has infected a device, prompting victims to call fake “tech support” numbers. Once connected, scammers may gain remote access to computers and banking information.

Sisemore emphasized that education remains one of the strongest defenses against fraud. “Scammers succeed when people panic or feel pressured,” he said. “The best thing anyone can do is slow down, ask questions, and verify everything.”

He listed several major red flags consumers should watch for:

- Unsolicited phone calls demanding immediate action
- Requests for gift cards, wire transfers, or cryptocurrency payments
- Threats involving arrest, lawsuits, or account closures
- Emails or texts asking you to click unfamiliar links
- Requests for personal information such as Social Security or banking numbers
- High-pressure tactics designed to create fear or urgency
- Online relationships that quickly turn into requests for money

Sisemore also encourages families to talk openly with elderly relatives about scams before they become victims. Many seniors feel embarrassed after being targeted and may hesitate to report fraud.

“Anyone can become a victim,” he said. “These criminals are very good at what they do.” As technology continues to evolve, so do the methods scammers use to exploit people.

But Sisemore believes awareness and education remain powerful tools in fighting back. His advice is simple but important: if something feels suspicious, stop and verify before taking action.

In today’s world, a little caution can save a lifetime of heartache.

SCAM ALERT

E-Bike Safety: Enjoy the Ride, Stay Safe

Electric bicycles, commonly known as e-bikes, have become increasingly popular throughout Henderson, Lake Las Vegas, and Southern Nevada. They offer a fun, eco-friendly way to explore neighborhoods, bike trails, and local attractions. However, with higher speeds comes greater responsibility. Many e-bikes can travel between 20 and 28 miles per hour, making helmets one of the most important pieces of safety equipment a rider can wear. Riders should also obey all traffic laws, use hand signals when turning, and remain alert for vehicles, pedestrians, and other cyclists. Visibility is another key factor. Wearing bright clothing and using front and rear lights can help ensure motorists see you, especially during early morning or evening rides. Before heading out, check your brakes, tire pressure, and battery charge to avoid unexpected problems on the road. Parents should ensure children understand safe riding practices and wear properly fitted helmets at all times. Riders should also avoid using phones or headphones while operating an e-bike.

Whether you're cruising through the Lake Las Vegas community or exploring local trails, following a few simple safety rules can help keep every ride enjoyable, safe, and accident-free. Ride smart and enjoy the journey!



Ilona Fedorko

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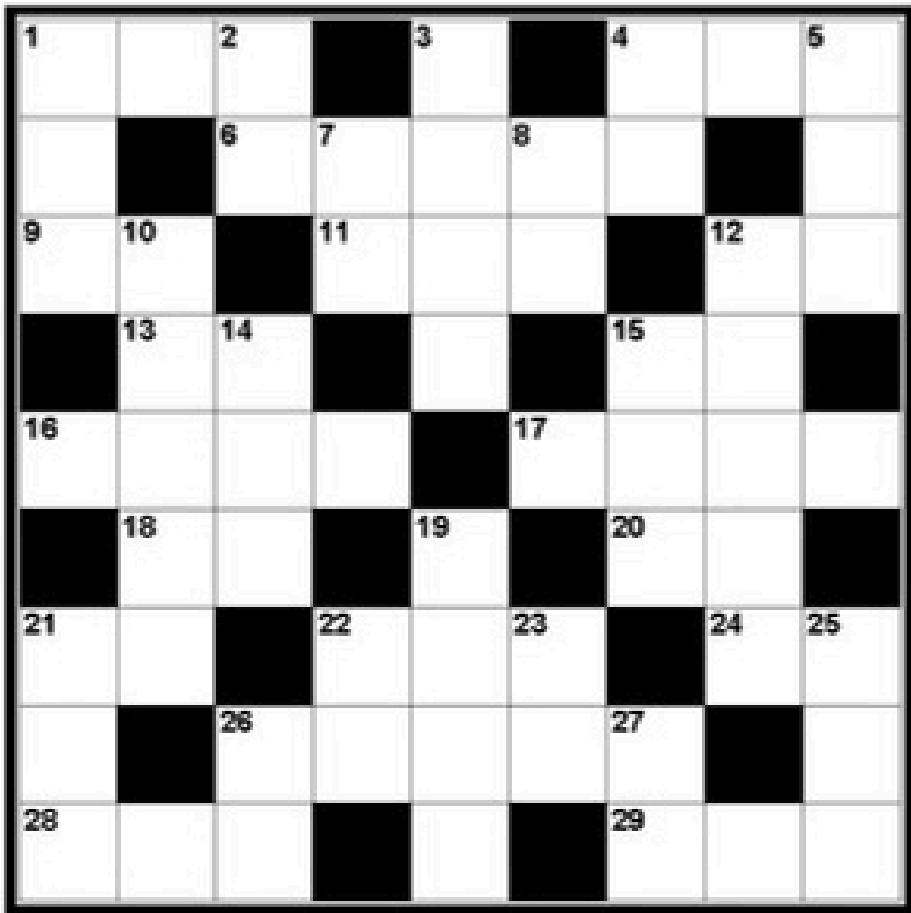
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Cross Figure



“Well, at least it’s a dry heat!”



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ACROSS

- 1. 15 across times 27 down
- 4. See 28 across
- 6. 14 down times 21 down
- 9. See 25 down
- 11. Four times 27 down
- 12. See 7 down
- 13. See 8 down
- 15. 22 down minus 12 across
- 16. Seven times 29 across
- 17. 22 across times 21 across
- 18. See 23 down
- 20. Mean of 12 across and 9 across
- 21. See 17 across
- 22. 5 down minus 1 down
- 24. 13 across minus 12 across
- 26. 12 across times 28 across
- 28. 4 across plus four
- 29. Twice 7 down

DOWN

- 1. Eight times 23 down
- 2. Same as 4 down
- 3. 2 down times 22 down
- 4. 27 down plus one
- 5. 27 down squared
- 7. 25 down minus 12 across
- 8. 13 across plus 4 down
- 10. 12 across squared, times nine
- 12. 6 across plus 10 down
- 14. Consecutive digits in order
- 15. Five times 27 down
- 19. A third of 10 down
- 21. A square root of 10 down
- 22. 1 across minus 4 across
- 23. 7 down minus 18 across
- 25. Twice 9 across
- 26. 18 across minus 24 across
- 27. See 5 down

- 1. yallveahm prsin gs - (11,6,7) _____
- 2. naocp hrlaeyv - (5,7) _____
- 3. asntrlehc oafllits - (11,8) _____
- 4. iypmhru veylal - (6,6) _____
- 5. awnheei vllaey - (8,6) _____
- 6. asn rtaaos llaeyv - (3,6,6) _____
- 7. eyrbu pteak - (5,5) _____
- 8. elyaeg llayev - (5,6) _____
- 9. eorvriy vleyal - (7,6) _____
- 10. acvrsno ayellv - (7,6) _____

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Lake Las Vegas • Life Around the Lake

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June Attractions in and around the Strip

- JUNE 2**
Abbacadabra — South Point (through June 4)
“Shucked” — The Smith Center (through June 7)
- JUNE 3**
Bryan Adams — Wynn Las Vegas (through June 7)
- JUNE 5**
Rick Thomas — South Point (through June 7)
- JUNE 6**
Christopher Cross — The Cosmopolitan
Don McLean — Westgate
Pepe Aguilar — Park MGM
Richard Elliot — Santa Fe Station
Third Eye Blind — Palms
Totally '80s — The Strat
- JUNE 9**
“Summer in the Sixties” — South Point (through June 11)
- JUNE 11**
The Kid Laroi — Fontainebleau
- JUNE 12**
The Black Keys — Virgin Hotels Las Vegas
- JUNE 13**
A.J. Croce — Westgate
E-40 & Too Short — M Resort
“Freestyle Explosion” — The Orleans
Madison Beer — Fontainebleau
- JUNE 19**
Burning Spear — Brooklyn Bowl
Jordan Davis — Sunset Station
Kenny Chesney — Sphere (through July 11)
New Kids on the Block — Park MGM (through July 4)
Stop in the Name of Love — Cannery
- JUNE 20**
Adrian Crutchfield — Sunset Station
- JUNE 26**
A\$AP Rocky — Westgate
Jerry Seinfeld — Caesars Palace
Keyshia Cole — Wynn Las Vegas
Summer Walker — T-Mobile Arena
- JUNE 27**
Gimme Gimme Disco — Brooklyn Bowl
Love and Theft — Boulder Station
Rosalia — T-Mobile Arena
Taj Farrant — The Strat
- JULY 1**
Dance Gavin Dance — Brooklyn Bowl
- JULY 2**
Kiefer Sutherland — Sunset Station
- JULY 3**
BulletBoys — Golden Nugget
Don Toliver — MGM Grand
Illenium — Sphere
- JULY 4**
Firefall, Atlanta Rhythm Section & Orleans — Westgate



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Cowboy Cavier Black Bean, Corn, Cucumber Salad

Ingredients

- 1 can black beans, rinsed/drained
- 1 ½ cups corn (fresh, frozen, or canned)
- 1 English cucumber, diced
- ½ red onion, finely diced
- ½ cup chopped cilantro
- 1 red bell pepper, diced
- 1 cup cherry tomatoes, halved
- 1 avocado, diced (optional but excellent)
- 1 jalapeño, finely minced (optional)



Dressing

- Juice of 2 limes
- 3 tbsp olive oil
- 1 garlic clove, minced
- 1 tsp cumin
- ½ tsp chili powder
- Salt & pepper to taste



Instructions

- Combine all salad ingredients in a large bowl.
- Whisk dressing ingredients separately.
- Toss together.
- Chill 30 minutes before serving.

Chef Notes

- Tastes even better after sitting a few hours.
- Excellent with grilled chicken, shrimp, tacos, or tortilla chips.
- Feta or cotija cheese works really well added on top.
- If you want it more “Mexican street corn” style, add:
- Cotija
- Tajín
- Extra Lime
- Smoked Paprika

4th of July Fireworks 9:00pm!!!



Fourth of July at the Village

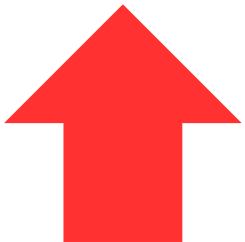
Schedule of Events

- Shops Open
- 6:00pm to 9:00pm - Live Band
- 9:00pm Firworks Display
- Boat Parade

Lake Las Vegas will have its Annual Fireworks Display on Saturday July 4, 2026, starting at 9:00pm for 10-15 minutes, weather permitting. There will be traffic control on Lake Las Vegas Pkwy, between Strada di Villaggio and Galleria. When leaving Lake Las Vegas anyone coming in from North Shore will have to exit Galleria and anyone coming in from the Village and South Shore will have to exit Lake Mead. The fireworks will be from a barge in the Lake close to Reflection Bay.

There will be events happening at the Village all day and when confirmed will be listed in the next Edition of The Waterfront Review

Your Recipe Here!



Submit Your Favorite Summer Recipe, Food and/or Drink to potentially be published in and upcoming edition of the Waterfront Review

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SUNDAY JUNE 21, 2026

9AM - 12PM

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June 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	 LLV Boat Club Fun Filled Flotilla 5:00pm Reflection Bay	6 Summer Concert Series 7pm-10pm
7 Bellalinda DJ on Stage Stars on the Lake 10am-2pm Farmers Market 10am-2pm	8	9	10	11	12	13 Summer Concert Series 7pm-10pm
14  Flag Day RESET 9:45-10:45	15  FATHERS DAY	16	17	18	19  juneTenth!	20  Perfect paw Swimwear fashion show Summer Concert Series 7pm-10pm
21 Stars on the Lake 9am-12pm Farmers Market 9am-12pm	22	23	24	25	26	27 Summer Concert Series 7pm-10pm
28 RESET 9:45-10:45	29	30	Fourth of July "Happenings" see page 9 for Details...			 4TH OF July

LAKE LAS VEGAS

JUNE

Events

ALL FARMERS MARKET, STARS ON THE LAKE & SUMMER CONCERT SERIES
FREE
AND OPEN TO THE PUBLIC!

SAT JUNE 6		SUMMER CONCERT SERIES LISA SMITH JAZZ	7-10 PM
SUN JUNE 7		10 YEAR ANNIVERSARY BELLALINDA'S DJ ON WATER STAGE	5-8 PM
SUN JUNE 7		FARMERS MARKET	10 AM - 2 PM
SUN JUNE 7		STARS ON THE LAKE	10 AM - 2 PM
FRI JUNE 12		RESET AT THE LAKE SUNSET FUN	7-8 PM
SAT JUNE 13		SUMMER CONCERT SERIES CHASE BROWN COUNTRY	7-10 PM
SAT JUNE 20		SUMMER CONCERT SERIES HIGH OCTANE VARIETY HITS	7-10 PM
SUN JUNE 21		FARMERS MARKET	9 AM - 12 PM
SUN JUNE 21		STARS ON THE LAKE	9 AM - 12 PM
SAT JUNE 27		SUMMER CONCERT SERIES RETRO PARTI DANCE HITS	7-10 PM
SUN JUNE 28		RESET AT THE LAKE EARLY RISER	9 AM - 10 AM

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JUNE 2026 SCHEDULE

JUNE 6	LISA SMITH JAZZ	7-10PM
JUNE 13	CHASE BROWN COUNTRY	7-10PM
JUNE 20	HIGH OCTANE VARIETY HITS	7-10PM
JUNE 27	RETRO PARTI DANCE HITS	7-10PM

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DINING

- 2 SEASONS GROCERY & DELI
- 13 THE PUB
- 7 LUNA ROSA
- 8 A&M PASTA LAB
- 14 THE SPEAKEASY
- 5 MIMIS AND COCO'S BISTRO
- 6 BELLALINDA GELATERIA ITALIANA
- 21 SONRISA MEXICAN GRILL
- 4 DA REMO
- 12 MRS. COCO'S

SERVICES

- 23 UPS
- 9 SOTHEY'S INTERNATIONAL
- 22 THE PERFECT PAWS
- 19 TIMELESS MOMENTS
- 20 SOL-UP
- 11 EUGENE ANTHONY DESIGN GROUP INTERIORS

BOUTIQUES

- 1 MAIDEN LANE

ACTIVITIES & ENTERTAINMENT

- 18 LAS VEGAS FLOATING STAGE
- 15 LAKE LAS VEGAS GOLF CARTS
- 3 LAKE LAS VEGAS WATER SPORTS

HEALTH & BEAUTY

- 17 PARIZ HAIR COUTURE
- 16 ONCE UPON A NAIL SALON
- 10 LA BELLE PEAU