

EXCLUSIVELY SIENA

JANUARY 2024

# STYLE



## FEATURED EVENTS

*Moonlight Movie: Barbie* pg. 8

*VGK Game Night* pg. 9

*Final Friday Disco Night* pg. 12

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# 2024

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# Siena Bistro

**Happy Hour**  
Tuesday to Friday  
from 3:00 pm to 5:30 pm

## VALENTINE'S DAY

is a few weeks away.  
Call the Bistro to make your  
reservations today.

Let's have a

## NIGHT TO REMEMBER

Open Daily 6am to 7pm

702.562.2653 | 10575 Siena Monte Ave. Las Vegas NV

## Siena Spa & Salon January Specials

Back Facial (Sugar Scrub, & Coconut Oil  
Massage Included) \$70

Swedish Massage (60 Min.) \$50

Therapeutic Massage (60 Min.) \$55

Deep Tissue (60 Min.) \$60

Deluxe Pedicure \$50

(30 Min. Foot Massage for Additional \$30)

Gift Certificates Available

For Appointments call : 702-258-2585

Hours: Tue - Sat  
9am - 5pm

# SIENA

10525 Siena Monte Avenue · Las Vegas, NV 89135

702-258-2500 | www.sienalv.org

## OPERATING HOURS

(Subject to Change)

### Community Center

Mon-Fri: 8am - 9pm

Sat: 8am - 5pm | Sun: 12pm - 4pm

### Fitness Center

Mon-Sat: 5:30am - 8pm

Sun: 5:30pm - 6pm

## CONTACT INFO

### Resident Services

residentservices@sienalv.org

702-258-2500

### Fitness Center

fitness@sienalv.org

702-258-2550

### Community Standards

cso@sienalv.org

702-258-2580

### Maintenance

maintenance@sienalv.org

702-258-2560

Siena Bistro ..... 702-562-2653

Main Gate ..... 702-258-2590

Emergency (GSC) ..... 702-258-2599

Tropicana Gate ..... 702-360-3011

## BOARD OF DIRECTORS

**Jeanne Townsend** - President

jeannetownsend1@gmail.com

**Walt Kadyk** - Vice President

wskadyk@gmail.com

**John Balkwill** - Treasurer

jralkwill@cox.net

**Vivian Barning** - Secretary

vbforsiena@gmail.com

**Harvey Rubinstein** - Director at Large

harvsbod@gmail.com

## STAFF

**Connie Kim-Flaherty** - General Manager

GM@sienalv.org

**Geri Rohrberg** - Assistant General Manager

grohrberg@sienalv.org

**Yanique Shim** - Lifestyle & Communications Director

yshim@sienalv.org

**Sandi Anderson** - Fitness Manager

sanderson@sienalv.org

**Ernest Sinaly** - Facilities Manager

esinaly@sienalv.org

**Mike Deporto** - Maintenance Manager

mdeporto@sienalv.org

**Steve Gonzales** - Maintenance Office Manager

sgonzales@sienalv.org

**Shandie Jacobson** - Community Standards Supervisor

sjacobson@sienalv.org

## SECURITY

**Tony Scruggs** - Account Manager

accountmanager@gscsecurity.com

# STYLE

JANUARY 2024

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## Vision & Mission Statement:

**Vision:** We envision a community that offers a stimulating lifestyle and quality of life and is a sought-after place in which to live and enjoy the benefits of family, friends, and community.

**Mission:** Our mission is to enhance and preserve the quality of life and sense of community through effective and efficient management of the Association, enforcement of rules and covenants to preserve property values, and support initiatives and capital improvements that benefit the greater good of the community.



## BOARD MEETING

**Wednesday, January 17 at 6pm  
in the Ballroom**

Copies of the final Board agenda are available the Friday before the Board meeting at the Community Center Resident Services Desk. Homeowners have the right to a copy of the minutes of the meeting, upon request and payment of a copying fee, and the right to speak to the Board during the resident comment period, unless the Board is meeting in Executive Session.

## COMMITTEE MEETINGS

### Community Standards Hearing Panel

Thursday, January 25 at 10:30am – Chianti

(by appointment only)

### Design Review Committee

Tuesday, January 2 at 9am – Remini

(by appointment only)

### Finance Committee

Tuesday, January 16 at 9:30am – Remini

### Landscape Committee

Thursday, January 11 at 9am - Remini

### Parking & Safety Violation Hearing Panel

Tuesday, January 2 at 10:30am – Chianti

(by appointment only)

### Properties Committee

Wednesday, January 10 at 9am – Remini

### Safety Committee

Thursday, January 4 at 10am – Remini

### Social Committee

Wednesday, January 31 at 10am - Remini

Contact Kim Mason, at 702-258-2546 or email

[kmason@sienalv.org](mailto:kmason@sienalv.org) for more information on volunteering.



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The Siena Style is the ONLY magazine authorized by the Siena Community. The monthly magazine is mailed on the 1st of every month. If you would like to advertise in the Siena Style please contact Ternion Sage.

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# AS I SEE IT



**John Balkwill**  
*Treasurer*  
[jrbalkwill@cox.net](mailto:jrbalkwill@cox.net)

Happy New Year to everyone! As 2024 unfolds, let's look at what lies ahead for Siena. Our Homeowners Association's (HOA) Board of Directors, along with FirstService Residential, the HOA's management company, are committed to providing top-notch service to all members and residents. This includes managing operations, maintenance, and renovations with minimal disruption.

Much of the work to operate the community is not visible to most of us but operates in a similar manner to a small-medium size business. However, instead of producing a product or service for sale, the end product is providing services and fully functional, safe, and enjoyable amenities for all of us. Services include maintaining and operating the Community and Fitness Centers, swimming pools, tennis, pickleball and bocce ball courts, and the upkeep and ongoing repair and renovation of the community's common areas.

Included in November's annual budget mailer, which all members should have received, was the Reserve Expenditure Schedule. This document detailed a comprehensive list of recommendations by the Reserve Specialist for the repair, renovation, and replacement of our common area assets. While much of this work is subtly managed by our staff and may not be immediately noticeable, it plays a crucial role in maintaining our community's high standards.

Notably, the most significant and visible projects planned for 2023 and extending into 2024 and beyond involve the renovation of our landscape and irrigation systems. In the past, major landscaping efforts focused on median strips along Fiore Bella and the community's perimeter, as well as recent enhancements at the Community and Fitness Centers. Our ongoing and future landscape initiatives aim to rejuvenate areas with over 20-year-old flora, replacing dead, dying, or unsuitable plant species for our desert environment. This effort includes upgrading the sub-surface irrigation systems to prevent water waste from leaks and to optimize water usage through a smart water management system. The goal is not only to enhance our community's aesthetics but also to reduce water consumption and anticipated cost increases in the long run.

The majority of the renovation work, whether for the buildings, furnishings, roads, landscaping, pools, or other equipment, is paid for from the Siena Reserve Fund. While the community continues to build up the reserve fund through additional assessment increases, the Siena Investment Committee actively works to supplement the reserve fund through earnings from good investment management. Through 2023, the Federal Reserve has been increasing interest rates which resulted in an increase in the cost of goods and services for all of us. Meanwhile, the Investment Committee has taken advantage of the higher interest rates, investing the reserve fund balance in both US Treasuries and insured CDs (Nevada Revised Statutes provide that HOA investments are limited to guaranteed or insured products). The community has an investment ladder with investments maturing and reinvested monthly with guaranteed rates through mid-2025. The earnings are subject to federal income tax, so we don't net the whole gain. Recently, the Federal Reserve has indicated it may reverse the trend of increasing rates and reduce them during 2024, which will impact the income stream.

An additional annual boost to the reserve account would be the passage of the Capital Contribution Amendment, so if you haven't voted "YES" yet please return the ballot or contact the Resident Services desk for a replacement.

Also, a first for Siena, the Operating Account is now invested in "Money Market" funds, thereby earning interest on all of Siena's cash assets. The benefit, of course, is that along with operating fund transfers to reserves, investment earnings help build the reserve fund balance on a steady path to pay for future renovation expenses, and, hopefully, offset future anticipated cost increases.

Lastly, my annual reminder. Regardless of the age of the heating and cooling system in your home, have it checked by an HVAC service company before the cold weather sets in or warm weather returns. It's a small investment that can offer comfortable returns.

*happy new year*



**LISTED AT \$450,000**



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- Single Family w/ Den
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- 2 Bath
- 1,370 sq ft



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**ARE YOU TAKING ADVANTAGE OF THE CLARK COUNTY PROPERTY TAX CAP?**

In 2005, the Nevada State Legislature passed a law to provide property tax relief referred to as the "Tax Cap", to homeowners. NRS 361.4723 provides a partial abatement of taxes by applying a 3% cap on the tax bill of the owner's primary residence (single-family house, townhouse, condominium, or manufactured home) and a higher cap 8%, on the tax bill of other properties. Some rental dwellings may also qualify for a 3% cap on the tax bill. Only one property may be selected in the State of Nevada as a primary residence. Be aware that any changes to the ownership on your parcel to include putting it in a trust, i.e. remove or add someone to title, buy or sell a home, change your primary residence or refinance the home may change your tax rate and you may need to request a correction.

As homeowners, you are always able to correct your Tax Cap if it is incorrect. Annually, the Assessor's Office mails out Tax Cap Abatement Notices to residential property owners who purchased property or had a change in ownership after July 1. If you are eligible for the primary tax cap rate for the upcoming fiscal year you may submit a claim by signing the bottom portion of the letter and returning it to the Assessor's Office by mail, online, or in person. You can also check your tax cap percentage by visiting the treasurer's webpage, [trweb.co.clark.nv.us](http://trweb.co.clark.nv.us).

For investment property, rental dwellings that meet low-income rent limits may qualify for a 3% cap on the tax bill for 2024/2025 based on the type of unit and the number of bedrooms.

Bedrooms	Maximum Rent
Studio	\$863
1	\$1,015
2	\$1,225
3	\$1,803
4	\$2,160
5	\$2,484
Mobile Home Space	\$490

In summary, If your tax cap rate is incorrect, either for a primary residence or income property, contact the Assessor's Office before the deadline of June 30, 2024 to correct your tax cap for 2024-2025.

**FEATURED PROPERTY:**  
10256 ROMANTICO



*PRICED TO SELL*



**GOLF, WATER, MOUNTAIN VIEWS**

**Siena Market November/December Statistics**

Active Listings: 18/18      Sold in 30 day Period: 7/7  
Avg Days on Market: 34/47      Average Sales Price: \$637,300/\$660,600  
Under Contract: 11/5

Linda Chain and Lori Koentopp, founders of the Chain/Koentopp Group, work together to ensure that our clients for life have the very best experience when selling or buying. Any questions? We would love to hear from YOU!

**LINDA CHAIN**  
702-250-7000  
Linda@mpdnh.com  
#S.167801

**LORI KOENTOPP**  
702-595-9722  
Lorikrealty@gmail.com  
#S.168304



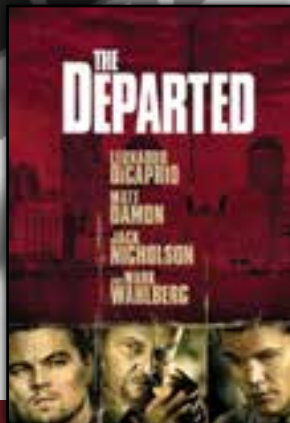


# MOVIE MONDAYS

WHAT'S MONDAY WITHOUT A MOVIE? SEE YOU AT THE MOVIES.



**VIVA LAS VEGAS**  
JANUARY 8



**THE DEPARTED**  
JANUARY 22



**CASABLANCA**  
JANUARY 29

ALL SHOWS 2PM | FREE EVENT | IN THE BALLROOM | RSVP REQUESTED

# MOONLIGHT MOVIES

WHAT'S FRIDAY WITHOUT A MOVIE



**BARBIE**  
JANUARY 19



**MILLION DOLLAR BABY**  
FEBRUARY 16

LET'S MEET DURING THE MOONLIGHT AND WATCH A MOVIE!

ALL SHOWS 6:30PM | FREE EVENT | IN THE BALLROOM | RSVP REQUESTED





# VEGAS

GOLDEN KNIGHTS

## VIEWING


### SATURDAY, JANUARY 6

BALLROOM

DOORS OPEN 6:30PM | GAME STARTS 7PM

Come out and watch our HOME team play on the big screen in the Ballroom!

Light snacks and soda provided. Please RSVP by 1/5 so we can prepare accordingly.



ROBCO ELECTRIC  
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# SOLAR 101

**January 10 | 12 PM**

Our Las Vegas Solar Division has helped thousands of Las Vegas Valley residents tap into the power of clean solar energy. In the last 9 years, we have installed thousands on residential and commercial solar systems. We've earned placement on the Solar Power World Top 500 contractor list nine years in a row, making us one of the best solar companies in Las Vegas. We will discuss in this 101 presentation how much more you could be saving on your electric and the do's and don'ts.

**RSVP BY: 1/8/24**



# SNACK & LEARN

It's time to *Travel*

LVAC TRAVEL  
US RIVER CRUISES

LVAC Travel along with their River Cruise partner will discuss opportunities available to sail along the country's celebrated waterways. Hear about historic landmarks and bustling cities you would be able to visit, learn about local traditions and sample regional cuisine.

January 18 | 2pm

RSVP BY 1/16/24



# Decades Friday

**January 26 | 6:30pm**

Join us for a musical journey featuring the best hits from the 70's, 60's and 50's. Put on your dancing shoes and let's have some FUN!

**RSVP By: 1/24**  
**CASH BAR AVAILABLE**

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# 2024

## HAPPY NEW YEAR

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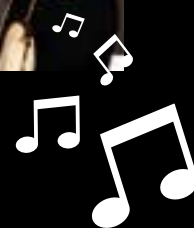
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# SIENA SHARPS AND FLATS PROUDLY PRESENTS

## GIVE MY REGARDS TO...



**MONDAY, JANUARY 15**  
6:30PM | BALLROOM

The Siena Sharps & Flats music club wishes you the best of everything in 2024! You are invited to join us at our first meeting of the year, Monday January 15 @ 6:30 pm in the Ballroom. Whether you're a beginning, intermediate, advanced instrumentalist or vocalist - or just want to sit back and listen in the company of others who also enjoy music - you'll fit right in! Our club is open to all Siena music lovers. For more information please contact Lori - [elledang2020@gmail.com](mailto:elledang2020@gmail.com)



# S O N G O



THURSDAY, JANUARY 25

6PM | BALLROOM

*RSVP BY 1/24*



50's and 60's listening to famous hit singles to win the games and PRIZES! Prepackaged snacks are provided. Sign up at the Residents Service Desk. \$3 for refreshments.



# Final Friday

FRIDAY, JANUARY 26

6:30PM | BALLROOM

*Join us Friday for a  
night of Disco hits*

DOORS OPEN  
AT 5:30PM

FREE EVENT

SNACKS AND CASH BAR



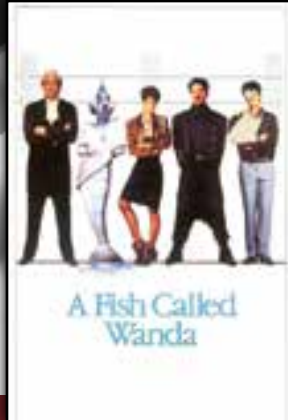


# MOVIE MONDAYS

WHAT'S MONDAY WITHOUT A MOVIE? SEE YOU AT THE MOVIES.



**AMERICAN UNDERDOG**  
FEBRUARY 5



**A FISH CALLED WANDA**  
FEBRUARY 12



**FUNNY GIRL**  
FEBRUARY 26

ALL SHOWS 2PM | FREE EVENT | IN THE BALLROOM | RSVP REQUESTED

## SIENA'S ANNUAL GARAGE SALE

SATURDAY, APRIL 13, 2024  
9AM-12PM | COMMUNITY CENTER PARKING LOT

REGISTRATION BEGINS ON FRIDAY, MARCH 1, 2024.  
(\$12 PER SPACE, MAXIMUM OF 2 SPACES)

VISIT THE RESIDENT SERVICES  
DESK TO RESERVE YOUR SPACE





# SAVE THE DATE

**THE SOCIAL COMMITTEE PRESENTS**

## SIENA FEST

17 FEBRUARY 2024

**BALLROOM**

**IT'S SIENA'S BIRTHDAY PARTY!**

**5:30PM DOORS OPEN/ COCKTAILS  
DINNER 6:30PM**

**ENJOY GREAT MUSIC, DANCING,  
GOOD FOOD AND MORE...**

***MORE DETAILS TO COME ON ENTERTAINMENT,  
THEME AND ADDITIONAL ACTIVITIES***



# SIENA LIVE MUSIC

FUNK, SOUL & DISCO



TRIPLE HELIX

**23** FEBRUARY  
6:30 PM

**RSVP BY 2/22**

**DOORS OPEN AT 6:00 PM  
CASH BAR AVAILABLE FROM 6:00 PM - 8:30PM**

SAVE THE DATE

# Paint & Sip

**Supplies  
& Snacks  
Provided**



**\$37**  
(INCLUDES  
DRINK TICKET)

**Cash Bar**

**THURSDAY, FEBRUARY 15**  
6PM | BALLROOM

## SAFETY AND SECURITY

### MONTHLY SAFETY CITATIONS

<b>VIOLATIONS</b>	<b>NOVEMBER</b>	<b>YTD</b>
Parking	67	715
Speeding	4	359
Failure to Comply with a Safety Officer	0	1
Unsafe Operation	0	0
Destruction of Property	0	1
Violation of Traffic Signs	13	141
Unauthorized Entry Citations (tailgating)	2	15
Handicap (no placard)	0	0
Misuse of Transponder	0	0
Unregistered Vehicle / Expired Sticker	0	12
Material on Street	2	15
Pet Related	0	0
Soliciting	0	0
<b>TOTALS .....</b>	<b>88</b>	<b>1,259</b>

## SECURITY

In the event of an emergency, call 911 first, then the security emergency line at

**702-258-2599**

For safety and security concerns, call the guard house directly

**Main Gate**

**702-258-2590**

Siena Monte Main Gate  
10539 Siena Monte Avenue

**Tropicana Gate**

**702-360-3011**

Tropicana South Gate  
4925 Fiore Bella Boulevard





# Can Exercise Help Brain Health?

Scientific evidence is showing that getting regular exercise not only helps your brain stay healthier as you age, but can possibly slow the progression of Alzheimer's and other dementias!

Physical activity is an important part of the daily activities at Silverado, particularly in the exercise pillar of our Nexus® brain health program.



To learn more about Nexus and brain health, call (702) 337-2480

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memory care | community



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# HOA INSIDER

By **Connie Kim-Flaherty**  
General Manager

Happy New Year to all our Siena Community residents! As we usher in 2024, it's crucial for us to be well-informed and ready for the significant events that will shape our community's future. A key event in the early part of this year is the Level 1 Reserve Study, scheduled for the end of January, which is an integral part of our community's financial and operational planning.

This year, the Reserve Study will be conducted by the experienced team at Browning Group, specialists in reserve evaluations. Their role is to carry out a comprehensive on-site inspection, meticulously examining every element in our common areas. From the streets to the pools, roofs, and sports courts, each component will be closely scrutinized. This will help us accurately determine the lifespan and value of each component, which is essential for strategic planning. This initiative is not just a task for external experts, it will be a collaborative effort, with active guidance and input from our expert resident committee volunteers, our dedicated facilities manager, and myself. Our combined expertise and understanding of the Siena Community will guide this process, ensuring comprehensive and tailored outcomes.

Regular updates to the Reserve Study are essential to stay aligned with the natural aging of our buildings and amenities. While we conduct annual reviews, a thorough Level 1 Reserve Study is advisable every 3 to 5 years, keeping us compliant with regulations and aiding in informed decision-making.

For those interested in deepening their community involvement, please feel free to contact Kim Mason at 702-258-2546. Engaging with our active committees is a great way to contribute to our community's strength and unity.

Wishing everyone a prosperous and rewarding year in the Siena Community!



**2024 BOARD OF DIRECTORS AND COMMITTEE MEETING SCHEDULE**

Location	3rd Wednesday	4th Thursday	1st Tuesday	Monday before Board Meeting	2nd Thursday	1st Tuesday	2nd Wednesday	1st Thursday	Last Wednesday
	Ballroom	Chianti	Remini	Remini	Remini/Chianti	Chianti	Remini/Chianti	Remini/Chianti	Remini
Month	Board of Directors 6:00pm	Community Standards Hearing Panel (not an open meeting) 10:30am	Design Review Committee (not an open meeting) 9:00am	Finance Committee 9:30am	Landscape Committee 9:00am	Parking & Safety Hearing Panel (not an open meeting) 10:30am	Properties Committee 9:00am	Safety Committee 10:00am	Social Committee 10:00am
Chair(s)									
Board Liaison									
January	17	25	2	16*	11	2	10	4	31
February	21	22	6	20*	8	6	14	1	28
March	20	28	5	18	14	5	13	7	27
April	17	25	2	15	11	2	10	4	24
May	15	23	7	13	9	7	8	2	29
June	19	27	4	17	13	4	12	6	26
July	17	25	2	15	11	2	10	3*	31
August	21	22	6	19	8	6	14	1	28
September	18	26	3	16	12	3	11	5	25
October	16	24	1	14	10	1	9	3	30
November	20	19*	5	18	14	5	13	7	27
December	18	No Meeting	3	16	12	3	11	5	No Meeting

Special Board meetings are scheduled most Tuesdays at 9:30am in the Prefunction area, for the purpose of opening sealed bids. When this occurs, an agenda will be published in accordance with NRS 116.31083. If there are no bids to be opened, a cancellation notice will be posted in "This Week in Siena." Meeting dates are as follows:

January: (9, 23, 30) February: (6, 13, 27) March: (5, 12, 26) April: (9, 23, 30) May: (7, 21, 28) June: (4, 11, 25) July: (9, 23, 30) August: (6, 13, 27) September: (3, 10, 24) October: (8, 22, 29) November: (5, 12, 26) December: (10, 31)

The Annual Meeting of the Siena Community Association will be held on November 13, 2024 at 6:00pm in the Ballroom; registration begins at 4:30pm.

Copies of the final agenda may be obtained at the Community Center Resident Services Desk the Friday before the meeting. Copies of this material are available for the standard copying fee. Members may also review the agenda at the Resident Services Desk, the Friday before the meeting.

Individual meetings may be cancelled or rescheduled and notice of such changes will be sent out via e-blast and posted on the bulletin boards in the Community and Fitness Centers. Should a committee or the Board permanently change its meeting day or time, notice will be provided in the Siena *Style* Magazine.

NRS 116.31083 requires notice of Board meetings to be given 10 days in advance of the meeting. The notice of the Board meeting shall state the time and place of the meeting and include a copy of the agenda for the meeting or the date on which and the locations where copies of the agenda may be conveniently obtained. This notice fulfills the NRS requirement for all meetings to be held.

The Board plans to meet in a weekly workshop on Wednesdays.

\*Some meeting dates have been changed due to holidays.

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mountains, which means access to  
over 400 skiable acres, 19 lifts, and  
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# 2023 January 2024

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1 <b>NEW YEAR'S DAY</b>	2 DESIGN REVIEW COMMITTEE 9AM PARKING & SAFETY HEARING PANEL 10:30AM	3	4 SAFETY COMMITTEE 10AM	5	6 VGK VIEWING 6:30PM
7	8 MOVIE MONDAY: VIVA LAS VEGAS 2PM	9	10 PROPERTIES COMMITTEE 9AM LUNCH & LEARN: ROBCO ELECTRIC 12PM	11 LANDSCAPE COMMITTEE 9AM	12	13
14	15 <b>MARTIN LUTHER KING JR. DAY</b>	16 FINANCE COMMITTEE 9:30AM	17 OPEN BOARD MEETING 6PM	18 SNACK & LEARN: LVAC TRAVEL 2:00PM	19 MOONLIGHT MOVIE: BARBIE 6:30PM	20
21	22 MOVIE MONDAY: THE DEPARTED 2PM	23	24	25 COMMUNITY STANDARDS HEARING PANEL 10:30AM SONGO 6PM	26 FINAL FRIDAY 6:30PM	27
28	29 MOVIE MONDAY: CASABLANCA 2PM	30	31 SOCIAL COMMITTEE 10AM			



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# 2024 February



SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 SAFETY COMMITTEE 10AM	2	3
4	5 MOVIE MONDAY: AMERICAN UNDERDOG 2PM	6 DESIGN REVIEW COMMITTEE 9AM PARKING & SAFETY HEARING PANEL 10:30AM	7	8 LANDSCAPE COMMITTEE 9AM	9	10
11	12 MOVIE MONDAY: A FISH CALLED WANDA 2PM	13	14 PROPERTIES COMMITTEE 9AM	15 PAINT & SIP 6PM	16 MOONLIGHT MOVIES FRIDAY: MILLION DOLLAR BABY 6:30PM	17 SIENA FEST 5:30PM
18	19 PRESIDENTS' DAY	20 FINANCE COMMITTEE 9:30AM	21 OPEN BOARD MEETING 6PM	22 COMMUNITY STANDARDS HEARING PANEL 10:30AM	23 FINAL FRIDAY 6:30PM	24
25	26 MOVIE MONDAY: FUNNY GIRL 2PM	27	28 SOCIAL COMMITTEE 10AM	29	30	31



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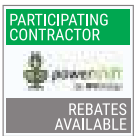
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## UPCOMING EVENTS

Please RSVP to the Resident Services Desk for all in-person events. Register at [www.sienalv.org](http://www.sienalv.org) for free events. Sign-ups through the Resident Services Desk are limited to 5 registrations per household per day. Please refer to e-blasts for the most up-to-date information, including cancellations or rescheduled events. **Beginning January 1, all events will have individual reservation windows.**

# JANUARY

## VEGAS GOLDEN KNIGHTS VIEWING

**SATURDAY, JANUARY 6**

**6:30PM DOORS OPEN | 7PM GAME**

Come out and watch our home team play on the big screen in the Ballroom! Light snacks and soda provided. Please RSVP so we can prepare accordingly.

**COST:** Free (\$7.50 Guest)

**LOCATION:** Ballroom

**RSVP BY:** 1/5

## MOVIE MONDAY: VIVA LAS VEGAS (1964)

**MONDAY, JANUARY 8 | 2PM**

Let's celebrate Elvis Presley's birthday (TODAY) in style! We'll be serving birthday cupcakes! Certainly, Viva Las Vegas is one of Elvis Presley's 31 most remembered theatrical films. That's due to two factors. The first is the pairing in the lead roles of Presley and Ann-Margret, two of Hollywood's hottest film commodities in 1964. The second is the film's theme song, which has served as the unofficial anthem of the booming entertainment center in the Nevada desert. Let's revisit this iconic Las Vegas Movie together. What's Monday without a Movie? Reservations requested. Running time 86 minutes.

**COST:** Free (\$7.50 Guest)

**LOCATION:** Ballroom

**RSVP BY:** 1/7

## LUNCH & LEARN: ROBCO ELECTRIC

**WEDNESDAY, JANUARY 10 | 12 PM**

Having high electric bills? This class teaches you everything and anything you need to know about how solar works and what to look out for when collecting quotes. You'll walk away feeling like an expert! *Lunch provided by ROBCO Electric.*

**COST:** Free (\$7.50 Guest)

**LOCATION:** Ballroom

**RSVP BY:** 1/8

## SNACK & LEARN: LVAC TRAVEL

**THURSDAY, JANUARY 18 | 2 PM**

Join the LVAC Travel group as they present the options for cruises close to home with their River Cruise partners. Hear about onshore activities, picturesque scenery, great dining options, and entertainment. You will learn a wealth of information about sailing the great American rivers like the Mississippi, Oregon's Columbia & Snake Rivers, New England Rivers, etc. *Lunch provided by LVAC Travel.*

**COST:** Free (\$7.50 Guest)

**LOCATION:** Ballroom

**RSVP BY:** 1/16

## MOONLIGHT MOVIE:

**BARBIE (2023)**

**FRIDAY, JANUARY 19 | 6:30PM**

Let's start our weekend in style once again. We will be serving popcorn, soda, and snacks. Pink Clothing is "optional." Barbie and Ken are having the time of their lives in the colorful and seemingly perfect world of Barbie Land. However, when they get to go to the real world, they soon discover the joys and perils of living among humans. See the Top Grossing Movie for 2023 (\$636 million). Let's meet under the moonlight and watch a movie! Reservations requested. Running time 114 minutes.

**COST:** Free (\$7.50 Guest)

**LOCATION:** Ballroom

**RSVP BY:** 1/18

## MOVIE MONDAY:

**THE DEPARTED (2006)**

**MONDAY, JANUARY 22 | 2PM**

South Boston cop Billy Costigan (Leonardo DiCaprio) goes undercover to infiltrate the organization of gangland chief Frank Costello (Jack Nicholson). As Billy gains the mobster's trust, a career criminal named Colin Sullivan (Matt Damon) infiltrates the police department and reports its activities to his syndicate bosses. When both organizations learn they have a mole, Billy and Colin must figure out each other's identities to save their lives. See you at the movies. What's Monday without a Movie? Reservations requested. Running time 152 minutes.

**COST:** Free (\$7.50 Guest)

**LOCATION:** Ballroom

**RSVP BY:** 1/21

## SONGO

**THURSDAY, JANUARY 25 | 6PM**

Join us for this the exciting musical spin on the traditional game of Bingo. Instead of listening to numbers, players get to listen to their favorite music. For this event we will be embracing the 50s and 60s listening to famous hit singles to win the games and PRIZES! Prepackaged snacks are provided. Sign up at the Residents Service Desk.

**COST:** \$3 (for refreshments)

**LOCATION:** Ballroom

**RSVP BY:** 1/24



**FINAL FRIDAY: LIVE MUSIC****FRIDAY JANUARY 26 | 6:30PM**

Join us this Friday for a night of DISCO hits. We will have a DJ spinning for 3 hours and will be picking song suggestions from each table to add to the repertoire of hits already compiled for the night. We ask that you reserve your spot for this event, so we have adequate seating for all. As a reminder RSVPs can be done online or at the Resident Services Front Desk. *Snacks and Cash Bar will be provided.*

**COST:** Free (\$7.50 guests)**LOCATION:** Ballroom**RSVP BY:** 1/25**MOVIE MONDAY:****CASABLANCA (1942)****MONDAY, JANUARY 29 | 2PM**

Set in the backdrop of the Second World War, evoking the notions of honor, loyalty, friendship, and duty, Casablanca is a classic representing the best the old Hollywood had to offer. Casablanca is still ranked as one of the best American movies ever. Rick Blaine (Humphrey Bogart), who owns a nightclub in Casablanca, discovers his old flame, Ilsa (Ingrid Bergman), is in town with her husband, Victor Laszlo (Paul Henreid). Laszlo is a famed rebel, and with Germans on his tail, Ilsa knows Rick can help them get out of the country. See you at the movies. What's Monday without a Movie? Reservations requested. Running time 102 minutes.

**COST:** Free (\$7.50 Guest)**LOCATION:** Ballroom**RSVP BY:** 1/28**FEBRUARY****MOVIE MONDAY:****AMERICAN UNDERDOG (2021)****MONDAY, FEBRUARY 5 | 2PM**

The inspirational, true story of Kurt Warner, who overcomes years of challenges and setbacks to become a two-time NFL MVP, Super Bowl champion, and Hall of Fame quarterback. American Underdog is an uplifting story demonstrating that anything is possible with faith, family, and determination. In celebration of this year's Super Bowl being hosted at the Allegiant Stadium on Sunday, February 11, let's start the excitement and anticipation with this particular story. See you at the movies. What's Monday without a Movie? Reservations requested. 122 minutes.

**COST:** Free (\$7.50 Guest)**LOCATION:** Ballroom**RSVP BY:** 2/4**MOVIE MONDAY: A FISH CALLED WANDA (1988)****MONDAY, FEBRUARY 12 | 2PM**

A Fish Called Wanda is a 1988 heist comedy film starring John Cleese, Jamie Lee Curtis, Kevin Kline, and Michael Palin. The film follows a gang of diamond thieves who double-cross one another to recover stolen diamonds hidden by their jailed leader. Situations are contrived and full of double crosses & betrayals. Roger Ebert gave it four stars and a thumbs up, saying, "A Fish Called Wanda is the funniest movie I have seen in a long time." Please come if you want a laugh. See you at the movies. What's Monday without a Movie? Reservations requested. 107 minutes.

**COST:** Free (\$7.50 Guest)**LOCATION:** Ballroom**RSVP BY:** 2/11**PAINT & SIP: BRUSHING IT UP****THURSDAY FEBRUARY 15 | 6PM**

Uncork your creativity with neighbors and friends with a professional artist guiding you step-by-step, as you create your own masterpiece! This time around we will be painting a valentine gnome! We will provide the supplies, just bring your imagination! This is a fun activity, no painting skills required! Snacks provided.

Each participant will receive a drink ticket for the bar.

**COST:** \$37 | Cash bar**LOCATION:** Ballroom**TICKETS ON SALE UNTIL:** 2/13/24**MOONLIGHT MOVIE:****MILLION DOLLAR BABY (2004)****FIRDAY, FEBRUARY 16 | 6:30PM**

Clint Eastwood plays Frankie Dunn, a physical and emotional wreck of a man who has spent a lifetime in the fight game and now owns a run-down gym and occasionally manages a boxer. More than a film about boxing, Million Dollar Baby is about the relationship between parents and children, specifically between fathers and daughters. Maggie (Hillary Swank) gives Frankie (Clint Eastwood) a second chance at parenting, and Maggie knows, just as we in the audience know, that Frankie is the best father any daughter could wish for. Let's meet under the moonlight and watch a movie! Reservations requested. 132 minutes

**COST:** Free (\$7.50 Guest)**LOCATION:** Ballroom**RSVP BY:** 2/15**SIENAFEST****SATURDAY, FEBRUARY 17****DOORS OPEN | COCKTAILS 5:30PM | DINNER 6:30PM**

Save The Date on your calendars for Siena's birthday party this year! Hosted by the Social Committee. Enjoy an evening full of music, dancing, food and friends. More information to be provided regarding pricing, menu, and entertainment.

**COST:** TBD**LOCATION:** Ballroom

## UPCOMING EVENTS

### LUNCH & LEARN: PAIN RELIEF WITHOUT PILLS!

**WEDNESDAY, FEBRUARY 21 | 12PM**

DO YOU HAVE ACHES, PAIN, ARTHRITIS, BAD DISCS, pinched nerves, or other spinal issues that you haven't been able to solve? Or do you already feel good and want to be preventative? Join Dr. Devin Luzod, CEO of Spinal Care of Nevada ([www.DrDevin.com](http://www.DrDevin.com)) and author of the book "Live to 100...and Want To!" for tips on solving pain and health problems naturally, without using drugs or surgery! Dr. Devin will review natural and alternative therapies, including the NUCCA Method (National Upper Cervical Chiropractic Association) for brainstem issues, ArthroStim low-force spinal treatments, scar tissue work, and FDA-cleared low-level laser therapy for rotator cuff issues, arthritic wrists, and bad knees. He will also share self-care tips from the past 25 years, including nutrition, stretching, posture, and more. Q&A to follow. Rachel's Kitchen will provide lunch.

**COST:** Free (\$7.50 guests)

**LOCATION:** Ballroom

**RSVP BY:** 2/19/24

### FINAL FRIDAY - FUNK & SOUL

**FEBRUARY 23 | 6:30PM**

Join us this Friday for a night of Funk & Soul hits with the band Triple Helix. They will be playing many dance favorites, and come with great energy to create a memorable night.. We ask that you reserve your spot for this event, so we have

adequate seating for all. As a reminder RSVPs can be done online or at the Resident Services Front Desk. Snacks and Cash Bar will be provided.

**COST:** Free (\$7.50 guests)

**LOCATION:** Ballroom

**RSVP BY:** 2/21/24

### MOVIE MONDAY: FUNNY GIRL (1968)

**MONDAY, FEBRUARY 26 | 6:30PM**

In this bittersweet, classic musical drama, the vibrant and beautiful young Fanny Brice (Barbra Streisand) starts as a bit player on the New York City vaudeville stage but works up to Broadway. Valued for her vocal and comedic talents by the renowned theater impresario Florenz Ziegfeld (Walter Pidgeon), Fanny thrives. Still, her relationship with her suave, imprisoned businessman husband, Nick Arnstein (Omar Sharif), is another story. The Broadway Production is coming to the Smith Center at the end of March. See the original version that created a musical classic. Siena is going to Funny Girl at the Smith Center - Please see Yanique Shim (Lifestyle & Communications Director) for specifics. See you at the movies. What's Monday without a Movie? Reservations requested. 151 minutes.

**COST:** Free (\$7.50 Guest)

**LOCATION:** Ballroom

**RSVP BY:** 2/25

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## CLUBS AND GROUPS

### ACTIVE

#### **BASICALLY BALLROOM**

The newly formed Ballroom/Latin Dance Club is determined to bring together those curious about Ballroom/Latin dancing or are already beginner or advanced dancers. The Club desires to have fun and learn from each other. Various forms of dance will be demonstrated at each meeting, with additional time provided for dancing. Join us for our monthly meeting on the first and fourth Tuesday of the month from 7pm-8:30pm in the Siena Ballroom. (We likely will have a make-up/practice meeting two weeks later regarding the same dance demonstrated.) If you're interested, call 702-556-1713 or send an email to [phillyclaire@gmail.com](mailto:phillyclaire@gmail.com).

#### **BOCCE CLUB**

##### **MEN'S DIVISION**

We invite residents to enjoy the fun of playing one of the oldest games around. President, George Pizzo, and Vice President, Ron Woodward. We play from 10am-12pm on Mondays and Thursdays. Please try to arrive at 9:30am to establish teams to begin play right at 10am. For more information, please get in touch with George Pizzo at 702-360-8809.

##### **WOMEN'S DIVISION**

We meet on Tuesdays and Fridays at 10am. If you are interested in joining us or have questions, please contact Kereen Stoll at 415-328-1984.

#### **GOLF CLUB**

##### **MEN**

Every Tuesday morning, we have a planned event involving 40 to 67 golfers playing at various handicap levels and appropriate tee boxes chosen by the individual golfers. Our mission statement is for every player to have fun playing the great game of golf! Our annual membership fee is \$30, and a GHIN handicap can be obtained in the pro shop. We are a very friendly group and welcome all new players. Please contact Hank Kripitz at 702-219-5333 or Tony De Perio at 716-310-4608. We have many exciting events planned for 2024!

##### **WOMEN**

If you would like to make new friends and play golf at the Siena golf course, please join our club. We play on Wednesday mornings. Pairings are set and posted to handicap the field and diversify relationships. A GHIN handicap of 40 or lower is required. Annual dues are \$50. For more information about the 18-hole league please see the group website, [sienawgg.com](http://sienawgg.com) or contact Orelle Gibson at [orelle.gibson@gmail.com](mailto:orelle.gibson@gmail.com). For ladies who like to socialize and play golf, the Nine Hole Group also plays on Wednesdays, please call or text Mary Kennedy 702-324-5390 to get on our schedule.

#### **PICKLEBALL CLUB**

Come out and see why Pickleball is the fastest and most popular sport among seniors. We are on Pickleball Court #6 every weekday morning. On Mondays at 9am there are lessons for Siena newcomers. If Tuesday does not work for you, you can call Marylou Ondra at 725-243-6607 to set up an appointment any weekday. We have paddles waiting for you, but you will need to wear your tennis shoes. After the lesson you will be able to play a game with your instructor and get to meet the great people of the Pickleball Club. The Pickleball schedule is posted at the Fitness Center, however, for any additional information, contact Club President Susie Beaulieu at 781-424-4254.

#### **TENNIS CLUB**

The Siena Tennis Club is open to all Siena Residents. We have Open Tennis at 7am on Tuesday, Thursday, and Saturday, which also includes Tennis Clinic on Thursday. We usually have one Round Robin Tournament every month, on the second Saturday. These are all excellent opportunities for residents of Siena to rekindle or start playing tennis. We warmly welcome all new players. We have a Facebook page "Tennis Club of Siena." You may contact our President, Fiona Tiramani at 203-550-0228 with questions or for additional information. See you on the courts!

#### **DONATTO WALKING GROUPS**

For information regarding the walking groups, please contact Dale O'Connor at [sienawalkers@gmail.com](mailto:sienawalkers@gmail.com).

##### **STRIDERS GROUP – FAST PACE**

Want to get the great cardiovascular benefits of running without running? Try power walking. Our group meets on Monday, Tuesday, Thursday, and Saturday at 7am in front of the Fitness Center.

##### **WALKERS GROUP – BEGINNER AND ADVANCED MEDIUM PACE**

Are you looking for people to walk with at a medium pace? These two groups meet on Monday, Wednesday, and Friday at 7am in front of the Fitness Center.

##### **STARTERS GROUP – SLOW PACE**

Do you have problems walking, need post-surgery exercise, or would you like to know how to get started in a healthier direction? How about trying the Starters Group? Our group meets on Tuesday, Thursday, and Saturday at 7am in front of the Fitness Center.



## CARD/GAME

*\*Reservations for game play may be made by stopping at or calling the Resident Services desk at 702-258-2500.*

### DUPLICATE BRIDGE GROUPS

#### COED

Join us for a game of duplicate bridge. Our group plays every Saturday at 12:30pm in the Milano Card Room. For more information, please contact Jerry Shapiro at 702-360-3621.

#### WOMEN

Join us for a game of duplicate bridge. Our group plays the second and fourth Wednesday of each month at 12:30pm in the Milano Card Room. For more information, please contact Rose Shapiro at 702-360-3621 after 10am.

#### POKER

##### MEN

Our group plays Monday through Thursday from 6:30pm to 9pm and Fridays from 12pm to 3:30pm in the Community Center Palermo Card Room. For more information on joining, please contact Charles DiGiovanni at 702-838-2843 for games on Mondays and Fridays.

##### WOMEN

Our group plays on Monday nights from 5:30pm to 9pm in the Torino room of the Community Center. For more information on joining, please contact Regina Scala at 702-228-0008 or Maureen McKenna at 702-360-9299. Or stop by and meet our group if you're in the clubhouse on Monday evening. We are always looking for subs!

### TEXAS HOLD 'EM

Join us on Wednesday night in the Milano Room at 5:30pm. This is a group for men and women, so all are welcome. Contact Contact Marci Grodin for more information at 702-556-2107 or [Vegasmarci@cox.net](mailto:Vegasmarci@cox.net), or just show up to play.

## CREATIVE

### ART CLUB OF SIENA

The Art Club in Siena is gearing up for a bustling year ahead, actively organizing new activities. Meetings are scheduled every Wednesday from 1pm to 3pm, and the club enthusiastically welcomes new members (with annual dues still a bargain at \$5.00). Join us to discover our exciting plans! Whether you're interested in exploring oil, acrylic, or watercolor painting, delving into art history, honing your drawing skills, contributing to charity through greeting card making, enjoying presentations by guest artists, or engaging in various other art and craft activities, there's something for everyone. Keep an eye on email blasts for specific class announcements. To learn more, please contact Mary Petersen at 702-612-8760 or [mmp547982@cox.net](mailto:mmp547982@cox.net). We wish you a Happy New Year and look forward to seeing you soon!

## CERAMICS CLUB

The Siena Ceramic Club is for residents interested in learning ceramics, whether a new skill or just catching up on an old one. The club may be for you! Siena Ceramic Club had its final general membership meeting on Tuesday, December 12, and our officers are as follows: President Ron Herdman, Vice President Elaine Corey, Treasurer Judy Shipp, and Secretary Mary Gipaya. We plan on having a variety of monthly classes for the membership. If you are interested in learning more about the Ceramic Club, please email us at [SienaCeramicClub@gmail.com](mailto:SienaCeramicClub@gmail.com).

### PLAYERS CLUB OF SIENA

Love means never having to say you're sorry. You will love joining the Siena Players Club for our ensuing theatrical celebration. Yes, we are now putting together our next show and look forward to new residents coming to our side with new ideas. Since 2002, your neighbors have entertained the community on our stage, backstage, and all around the stage. Please attend our meeting on Tuesday, January 9, at 6:30pm in the Siena Ballroom. Be a part of Siena's heritage. Questions? Call Jane at 702-586-7248 or George at 702-258-6659.

### SEWING CLUB

As we welcome 2024, we would like to express our sincere gratitude and appreciation to our members and the Siena community for your support and participation in our club activities. The new year will bring you more joy, health, and opportunities to pursue your passions and hobbies. You don't need to be a member of the club to use the equipment in the sewing room. Sewing the machines are Pfaff, and a member of the sewing club will have to certify that you know how to operate the machines. Once certified, you can use the machines for your projects. You are required to bring your supplies (scissors, needles, fabric, and thread). For more information, contact Joan Hunt at [bjhnlv@yahoo.com](mailto:bjhnlv@yahoo.com). Once again, the Siena Sewing Club wishes you a happy and prosperous new year!

### SHARPS & FLATS CLUB

The Siena Sharps & Flats Music Club wishes you the best of everything in 2024! We invite you to join us at our first meeting of the year on Monday, January 15, at 6:30pm in the Siena Ballroom. Whether you're a beginning, intermediate, advanced instrumentalist, or vocalist - or just want to sit back and listen in the company of others who also enjoy music - you'll fit right in! Our club is open to all Siena music lovers. For more information, please get in touch with Lori at [elledang2020@gmail.com](mailto:elledang2020@gmail.com).

## CLUBS AND GROUPS

### DISCUSSION

#### BOOK GROUP

The Siena Book Group meets on the third Wednesday of the month from 10:30am to 12pm in the Community Center Library. Recent books on our reading list are “Skipping Christmas” by John Gresham and “109 East Palace: Robert Oppenheimer and the Secret City of Los Alamos” by Janet Conant. Please get in touch with Linda Kleiger at [linda.kleiger@icloud.com](mailto:linda.kleiger@icloud.com) for information and a list of books we have read over the last two years.

#### SIENA FORUM

Join us on the second and fourth Tuesday of the month, at 10am in the Pre-Function area. We engage in conversation about what is going on in Siena and in our surrounding area. We would love to hear from you on any topic that is important to you regarding Siena. A report of the topics discussed at each week’s Forum is usually posted to the Siena Message Board within 24 hours under “General Community News” for those individuals who are unable to attend. For more information, contact Barry Lingle at 702-240-1868, Bud Walker at 210-897-1981 or Don Watson at 510-708-8137 or [dnldwtsn@gmail.com](mailto:dnldwtsn@gmail.com). If you cannot attend but would like to submit a question or comment, please send it to [AskTheSienaForum@gmail.com](mailto:AskTheSienaForum@gmail.com). Comments will be read as time permits.

### INFORMATIVE

#### CONSERVATIVE CLUB

Kicking off this election year, a conservative radio host, Alan Stock, will be our guest on Thursday, January 4, at 3pm in the Siena ballroom. Mr. Stock also appears as a political pundit from the right on KLAS/8News Now’s popular “Politics Now” weekend show, and as the star of Newstalk 840AM, KXNT, Alan remains the most popular local talk show figure in Las Vegas. Elections for 2024 Club Officers will also be held. “Concerned Conservatives for Country and Constitution” is the maxim upon which our club was founded more than a decade ago. Open to all Siena residents, our members seek to promote those political, economic, and social principles and encourage those traditional American values that have built this great nation and have kept it strong. For more information, please get in touch with Joseph Emanuele at [secretary@sienaconservatives.com](mailto:secretary@sienaconservatives.com) or visit our website, [www.sienaconservatives.com](http://www.sienaconservatives.com).

#### PROGRESSIVE CLUB

Join us on Monday, January 8, at 6:30pm in the Siena Ballroom, as we welcome our guest speaker, State Director for Silver State Equality, Andre Wade. During this meeting, Andre will address the issue of hate crimes at a time when there is increased violence against those of other lifestyles and religions. The Progressive Club promotes moderate to progressive

policies supporting American principles of equality, fairness, inclusion, and protection of our planet. Please join us. For more information, contact Austin Wand at 702-468-6486 or David Lavery at 302-290-0480.

#### TECHNOLOGY CLUB

Join the Technology Club on Wednesday, January 3, at 7pm in the Siena Ballroom for our general monthly meeting. Check “This week in Siena” for speaker and topic. All Siena residents are welcome to attend this free presentation. Please note that we provide in-person Help Desk Sessions in the Technology Lab next to the front desk on Tuesdays and Wednesdays from 12:30pm to 2pm, but this may vary as our volunteers are available. You can also email for help or ask a question at [SienaTech.Help@gmail.com](mailto:SienaTech.Help@gmail.com). Please include your name, phone number, and the device you use (PC, Mac, iPad, Smartphone, etc.) Describe your issue in detail, including any error messages you might receive. We will get back to you as soon as our volunteers are available.

#### WELLNESS GROUP

Physical and mental wellness is a topic of interest to many of us. There is a lot of knowledge and practice regarding wellness among the residents of our community. The Wellness Group is a forum where we can discuss various topics such as diabetes, cardiovascular diseases, arthritis etc. Please join us as we discuss these various topics. We meet on the second Monday of the month in Chianti at 1pm. For more information, please contact Thomas Alexander at 408-480-4522 or [tom8alex@icloud.com](mailto:tom8alex@icloud.com) or Linda Lunger at 631-219-5424 or [linedpt@icloud.com](mailto:linedpt@icloud.com). Text messages are welcome.

### SOCIAL

#### DINE OUT GROUP

Happy 2024! Our next dining session will begin in February. Register now for the next dining period (February, March, and April) by emailing [melindalpei@gmail.com](mailto:melindalpei@gmail.com). Groups meet for dinner at their selected restaurants, where each person will bear dining costs individually. The Dine Out group welcomes singles, couples, full-time and part-time residents of Siena. Please only sign up if you will be available for up to three consecutive weeks during the dining period (February, March, and April). We will be remixing dining groups each dining period to facilitate meeting more Siena residents.

#### MILITARY VETERANS CLUB

On January 16 at 6:30pm the club will be featuring their special guest Amir Eden, Director of the Israeli American counsel in Las Vegas, IDF, Anti-Terror Unit and Security Agent. This is a onetime opportunity to hear this speaker. The event is limited to 225 people. As a reminder no media, or electronic can be used during this presentation for courtesy and security purposes. Please contact Stever Lederer, President, at [smlederer17@gmail.com](mailto:smlederer17@gmail.com) for more information.



**NEW YORKER CLUB**

Join us on January 10 for our 2024 organizational meeting. It will be the final date to get tickets for the January 16 Amir’s Lecture on the Battle for the Holyland. For more information, contact Stever Lederer, President, at [smleederer17@gmail.com](mailto:smleederer17@gmail.com).

**SIENA SINGLES CLUB**

Come and meet new friends and venture to many new places and gatherings with a membership of the Siena Singles Club. Members receive a monthly newsletter which includes all the events we have planned for the upcoming month, and we would love to include you! Please join us at our monthly meeting on the last Wednesday of every month in the Remini and Chianti meeting room at 5pm. For more information, please contact Lauralee Ledbetter at 702-756-8504 or [lauleeled@msn.com](mailto:lauleeled@msn.com).

**SUNSHINE CLUB**

Siena Sunshine meetings are the 2nd Thursday of every month at 1pm. We will continue the Young at Heart luncheon every 4th Tuesday of each month, Noon to 2pm. For more information about the luncheons, please contact Marilyn O’Donnell at 702-254-9418. If you are aware of a need in Siena or have any questions, please contact President, Fern Packer at [fernpacker@gmail.com](mailto:fernpacker@gmail.com) or by phone at 847-417-8940. Please be aware that we are not a service organization, and therefore, we are not licensed to provide care for residents or help with transportation.

Please send Clubs & Groups information to [communications@sienalv.org](mailto:communications@sienalv.org). Content is submitted by residents and does not represent the views of the Siena Community Association or FirstService Residential. Siena Community Association retains the right to edit all submissions. Political statements and inflammatory content are not permitted.



CROSSWORD ANSWERS | 1. Brag; 2. Ranup; 3. Okayed; 4. Sedate; 5. Renal; 6. Mail; 7. DOWN | 8. Petal; 9. Guyana; 10. Anadem; 11. Raker; 12. Bros; 13. DOWN | 14. Mail; 15. Petal; 16. Guyana; 17. Anadem; 18. Raker; 19. Bros; 20. DOWN | 21. Mail; 22. Petal; 23. Guyana; 24. Anadem; 25. Raker; 26. Bros; 27. DOWN | 28. Mail; 29. Petal; 30. Guyana; 31. Anadem; 32. Raker; 33. Bros; 34. DOWN | 35. Mail; 36. Petal; 37. Guyana; 38. Anadem; 39. Raker; 40. Bros; 41. DOWN | 42. Mail; 43. Petal; 44. Guyana; 45. Anadem; 46. Raker; 47. Bros; 48. DOWN | 49. Mail; 50. Petal; 51. Guyana; 52. Anadem; 53. Raker; 54. Bros; 55. DOWN | 56. Mail; 57. Petal; 58. Guyana; 59. Anadem; 60. Raker; 61. Bros; 62. DOWN | 63. Mail; 64. Petal; 65. Guyana; 66. Anadem; 67. Raker; 68. Bros; 69. DOWN | 70. Mail; 71. Petal; 72. Guyana; 73. Anadem; 74. Raker; 75. Bros; 76. DOWN | 77. Mail; 78. Petal; 79. Guyana; 80. Anadem; 81. Raker; 82. Bros; 83. DOWN | 84. Mail; 85. Petal; 86. Guyana; 87. Anadem; 88. Raker; 89. Bros; 90. 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# GREATFUL FOR OUR SUCCESS IN 2023! BEST WISHES FOR A HAPPY 2024!



11280 Granite Ridge Dr #1028  
07/26/23 | \$1,170,000



44 Olive Ridge Dr  
04/26/23 | \$1,900,000



4789 Dream Catcher Ave  
04/04/23 | \$710,000



731 Middle Beach St  
05/25/23 | \$1,080,000



Seller



Buyer

9224 Tesoras Dr #201  
12/29/23 | \$880,000



10933 White Clay Dr  
07/25/23 | \$1,750,000



58 Autumn Palm Ave  
02/24/23 | \$810,000

We extend our sincere gratitude to our past, present, and future clients for entrusting us as your go-to real estate professionals. Your satisfaction is our ultimate reward, and we are committed to providing you with the best possible service and dedication.

Sincerely... Teresa & Denise



3095 Quail Crest Ave  
05/31/23 | \$420,000



2240 Opponents Ridge St  
12/29/23 | \$242,000



732 Amethyst Point Way  
10/31/23 | \$480,000



973 Norwood Heights Ln  
06/27/23 | \$734,000



3637 Solitude Rd  
09/13/23 | \$560,000



6265 Redstone Hills Dr  
11/17/23 | \$595,000



7917 Brighton Summit Ave  
12/04/2023 | \$550,000



845 Ariel Heights Ave  
03/03/23 | \$570,000



2639 Spruce Creek Dr  
04/14/23 | \$433,000



4423 Ginger Hills  
03/31/23 | \$525,000



9320 Column Cactus St  
09/29/23 | \$594,000



4266 Sandcastle Dr  
03/21/23 | \$380,000



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# ACTIONS *of the* BOARD

- The Board of Directors called the December 20th Board Meeting to order at 6:00 pm.
- The Board of Directors approved the minutes of the November 8, 2023 Organization Meeting.
- The Board of Directors approved the minutes of the November 15, 2023 Board Meeting.
- The Board of Directors approved the minutes of the December 4, 2023 Budget Ratification Meeting.
- The Board of Directors extended Robert O'Kelly's term on the Community Standards Hearing Panel for one more year.
- The Board of Directors extended John Balkwill's term on the Properties Committee for one more year.
- The Board of Directors appointed Committee and Hearing Panel Chairs for 2024 as follows:  
Robert O'Kelly - Community Standards Hearing Panel, Mary Lou Ondra - Design Review Committee, Larry Ellingson - Finance Committee, Kereen Stoll - Landscape Committee, Len Eckhaus - Parking & Safety Hearing Panel, John Balkwill - Properties Committee, and Debbie Lockhart & Lily Rothman Co-Chairs of the Social Committee.
- The Board of Directors appointed Marcia Brower, Marty Gold, & Jolene Whitehead to the Community Standards Hearing Panel.
- The Board of Directors appointed Susie Beaulieu, LeVoy Francisco, Leonard Franklin, Janice Lingle, Lynne Michels, and George Pizzo to the Design Review Committee.
- The Board of Directors accepted the October 2023 Financials and Bank Reconciliations.
- The Board of Directors approved a proposal from Ovist & Howard to be the Association's CPA firm to perform the annual financial audit and federal tax return.
- The Board of Directors appointed Evelyn Brunner, Allan Guttentag, Gladys Katen, Don Peters, and John Sullivan to the Finance Committee.
- The Board of Directors appointed Linda Kleiger, Kurt Maloney, Fern Packer, Janet Seidman, Leonard Skoblar, Randa Stice, and Betsy Walker to the Landscape Committee
- The Board of Directors approved a proposal from Par 3 to replace eight EZ Flo tank valve boxes.
- The Board of Directors approved a proposal from Par 3 to install artificial turf at the south park.
- The Board of Directors appointed Les Astrof, George Coghlan, Jerry McElroy, and Abe Schwartz to the Parking & Safety Hearing Panel.
- The Board of Directors appointed William Carley, Israel Dorinbaum, Gunnar Jacobson, LauraLee Ledbetter, Barry Lingle, Skip O'Donnell, and Robb Packer to the Properties Committee.
- The Board of Directors appointed Marshall Abramson, Ira David, Len Faraci, John Radovich, and Gloria Watson to the Safety Committee.
- The Board of Directors appointed Linda Bollinger-Lunger, Carol March, Susan Rubin Yehros, JoAnn Sertick, and Teresa Stanbrough to the Social Committee.
- The Board of Directors tabled a proposal to increase the Association's Crime Insurance Policy coverage from \$7.5M to \$9M.
- The Board of Directors approved a proposal from Browning Reserve Group to conduct a Level 1 Reserve Study.
- The Board of Directors adjourned the December Board Meeting at 7:24 pm.

## FINANCIALS OCTOBER 2023

Revenue: 580.3k  
Expenses Before Depreciation: 560.5k  
Net: 19.7k

Depreciation Expenses: 5.2k  
Net: 15.5k





Fran Minnozzi (Owner)  
 \*Siena Resident  
[www.rolladenlv.com](http://www.rolladenlv.com)

Lic # 43543



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# STYLE CLASSIFIEDS

## ESTATE BUYERS

### National Estate Buyers

Buyers of Rare Coins, Gold Coins, Silver Dollars, Paper Money, Gold & Silver Bullion, Fine Jewelry and scrap, Rolex, Patel & fine watches, Sterling Silver, flatware & tea sets. Siena resident Charles Hirschberg 516-840-1538 [charlienassau@aol.com](mailto:charlienassau@aol.com).

## HOME SERVICES

### All About Home Services

Tim Wimsatt, 702-701-6119, [timthehandymanlv@gmail.com](mailto:timthehandymanlv@gmail.com)

### Charlene's Cleaning Service

General and deep cleaning. Call 702-802-1088. Siena resident.

### Cisco's Cleaning Services - 702-904-2789

Lic 20211988168. Weekly / Bi - Monthly Cleaning or Special Deep Cleaning. Siena references upon request.

### Fancy Maids - 702-983-9700

We would love to clean your home! So, let us take your cleaning worries away. We are reliable, trustworthy & professional. Licensed & insured. Sara. Siena resident.

### Joe Cannata - Retired Painter

Will paint garage doors, house trim & coach lights also seal patio & ceiling repairs. Call 714-270-8966 Siena resident.

### Leslie Hannegan - Your Girl Friday

**Personal Shopper** Let Leslie Lend a helping Hand to achieve tasks small and large. Rides, Shopping, Errands, Airport Rides, Holiday Decorations, Holiday shopping and Wrapping. Call/Text Leslie 520-488-8210. Siena Resident.

### Looking for a GREAT COOK.

Would you be interested in cooking a bit extra and sharing your delicious healthy creations? We are looking for someone to cook from time to time for our elderly parents. Text is at 914-924-8277 or email [my5009@gmail.com](mailto:my5009@gmail.com) if interested.

### SONIA - Cleaning Service and Caring

Call 702-219-3702. Siena references upon request.

## NOTARY SERVICES

### Notary Services. 30+ Years of Experience

Siena resident, will travel, **ALL Notary Services, no limitations**, all documents allowed by State of NV. My fee beats everyone. Carmela 702-742-5071

## PERSONAL SERVICES

### Personal Assistant Service

Ring Mary 702-629-3610. References on demand. Siena Resident.

## PET CARE

### Pet Care/Pet Walking/Overnights Pet CPR certified

Risa CELL 631-786-6577. Siena Resident

## RENT

**Home For Rent** Large 1/3 acre private cul de sac lot w/ Mountain Views, 3 BD/2.5 BA + bonus office/study room. Giant Walk in Master BA. \$3495/month. Eric 650-995-4100, photos go to Zillow, 5340 Gi Orno Ct, LV, NV 89135; Show property Joann 702-417-2632

## SEAMSTRESS

### Tatyana Turner - Siena Resident

Designer/Alteration Expert/Seamstress/Craft Technician for Cirque du Soleil. Custom Embroidery and Monograms on masks, clothes, towels, and more. For appointment call or text: 718-909-1777.

## SELLING/FOR SALE

### Moving, Downsizing, or Needing a Whole House Clear-Out?

I can arrange for the entire house to be cleared out or focus on a few items you'd like to sell. Specializing in the sale of furniture and other valuable items to the Las Vegas area market. Free consultation and estimates by experienced Siena seller. June Duffey 702-218-7695.

### Siena Estate Sale of the Century!

Over 2150 square feet decorator's home crammed with precious art, furniture, china, glassware, oriental rugs, silver, Judaica and collectibles. Lalique, Hummel, stemware, handbags, clothing and jewelry..plus a garage chock full of tools and a complete gourmet kitchen with wine accessories! Call Ellen for your appointment today! 702-808-6720.

## TRANSPORTATION

### Airport Rides - Siena Carpool

#### Any day or time

MIKE, Siena Resident and Coordinator Call 702-539-7119.

### Affordable Airport Transportation.

Also rides to store, doctor, casino. Licensed and insured. Call Walt 702-683-0049. Siena resident.

If you are a resident of Siena and would like to place a classified ad, please contact Ternion Sage at **702-982-6625** or email your classified ad to [siena@ternionsage.com](mailto:siena@ternionsage.com). Ads must be received by the 15th of the month in order to appear in the upcoming publication.

**Disclaimer:** The Siena 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.





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# SOUTHERN NEVADA TOASTS TO A SUSTAINABLE FUTURE

As we ring in the New Year, let's raise a glass and toast the community's continued commitment to conserve water in 2024.

Since water is an extremely limited resource in our desert community, conservation is a top priority for us all and even the smallest actions can result in significant savings. The Southern Nevada Water Authority (SNWA) is currently working to achieve its goal of 86 gallons per capita per day (GPCD) by the year 2035; in 2022, Southern Nevada's GPCD was 104 and 2023 will be even lower. This new goal addresses changing conditions in the Colorado River Basin and recognizes that additional progress is needed to improve water efficiency and maximize the community's available water supply.

Although a wet winter combined with lower water demands increased Lake Mead water levels in 2023, it's important to know that one good year of favorable hydrology will not reverse the decades-long drought along the Colorado River, as Lake Mead levels are still down more than 140 feet.

By conserving water at home, you can help the community save our limited water supply. Let's make water conservation part of everyone's New Year's resolutions. Here are some ways you can save:

- **Change Your Watering Clock Each Season:** It's one of the simplest yet best ways to conserve water in Southern Nevada and it can help you save money, improve the health of your landscape, and avoid water waste fines. Mandatory winter watering restrictions in effect now through Feb. 29, which limit watering to one assigned day per week. Watering is never allowed on Sundays.
- **Upgrade to a Water Smart Landscape:** Convert your thirsty-grass to water-efficient plants and trees through the SNWA's Water Smart Landscapes Rebate Program (WSL) and get a cash incentive of up to \$3 per square foot. Plus, earn a bonus of \$100 for every qualified tree installed.
- **Find and Fix Leaks:** Household leaks can be silent and costly. Find out how you can detect, locate, and repair leaks in your home at [snwa.com](http://snwa.com).
- **Report and Prevent Water Waste:** From irrigation overspray to leaking lines, water waste drains our community's limited water supply. Your local water provider offers on-line tools including apps for your mobile device to help report water waste anonymously; also, take time to inspect your property's irrigation system for leaks to help save water and money on your monthly bills.

Every drop saved is a resolution kept! For more information about SNWA rebates, coupons and programs that can help you save water and money, visit [snwa.com](http://snwa.com).

# FITNESS CENTER CLASSES

## CARDIO RHYTHMS

This high-energy class is designed to get your heart pumping using Latin dance inspired moves.

## FOREVER FIT

A gentle, full-body workout that combines dynamic strengthening and stretching exercises suitable for every age. Hand-held weights and elastic tubing with handles are used for resistance. A variety of exercises are chosen to increase muscular strength, range of movement and activity level for daily living. Low impact does not mean low intensity.

## MINDFUL MEDITATION

Studies show that meditating for as little as 10 minutes a day decreases anxiety and induces a state of relaxation which leads to better sleep and other health benefits. Join resident Ric Virmani as he leads a free weekly guided meditation session.

## PILATES REFORMER

This great group training utilizes the Pilates Reformer to strengthen the body and increase flexibility. Groups are limited to four students.

## SIT & FIT

Enjoy a full-body workout with cardiovascular exercise, which helps increase muscle strength, balance, and stretching for daily living while standing and sitting in a chair. Hand-held weights, resistance bands, and a small ball are available to use.

## STRENGTHEN & TONE WITH MUSICAL CHAIRS

This class fuses hypnotic Latin rhythms and easy-to-follow moves to create a one-of-a-kind dance fitness program. The routines feature interval-training sessions where fast and slow rhythms and resistance training are combined to tone and sculpt your body while burning fat.

## TAI CHI

Tai Chi helps reduce stress and anxiety. It also helps increase flexibility and balance. Join instructor Jamie Hackett who guides you in this ancient art of health.

## WATER AEROBICS

Have fun and be fit! When you exercise in water, the buoyancy of the water supports up to 90% of your weight, dramatically relieving stress on joints, bones and muscles. Working out to well-choreographed musical accompaniment removes the tedium and makes the workout fun. Our certified instructors have assembled exercise programs which address the needs of all fitness levels. Join us weekday mornings to enjoy yourself and get healthy.

## FITNESS CENTER INFO

(Subject to Change)

Mon-Sat: 5:30am - 8pm

Sun: 5:30pm - 6pm

702-258-2550

## INDOOR & OUTDOOR POOL HOURS

Mon-Sat: 5:30am - 8pm

Sun: 5:30am - 6pm

## Children's Hours:

Daily 1pm - 4pm

(not Tuesdays and Thursdays)

## PERSONAL TRAINING

Matt Hanson 702-286-1234

Eileen Kettering 717-799-4188

If you have any questions, please see the Fitness Center Front Desk for more information or call 702-258-2550.

## YOGA FOR EVERY BODY

Discover the transformative benefits of yoga: strength, flexibility, endurance, balance and correct body alignment. Yoga helps to relieve many neck, back, knee and hip problems. It helps to correct the most visible sign of aging - rounding of the shoulders and spine. No prior experience is necessary and all levels are welcome to find the ultimate in mind and body balance.



## BLOOD PRESSURE CHECKS

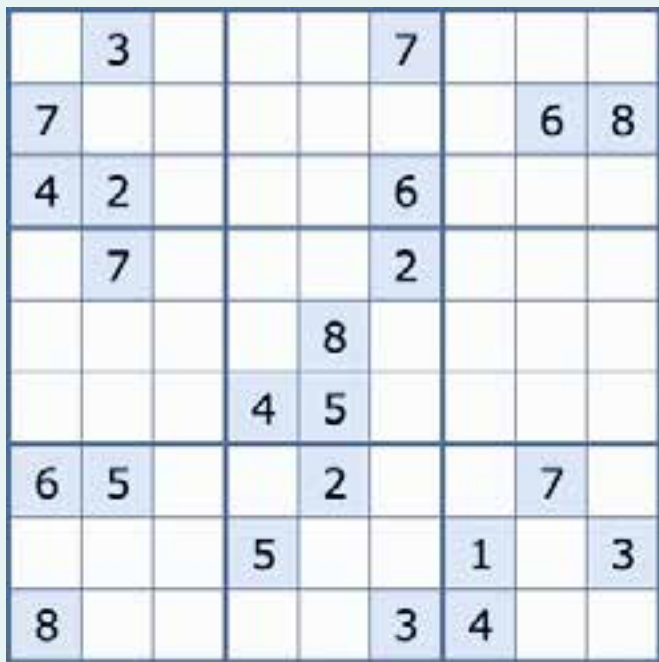
### On Request

*High blood pressure is a risk factor for strokes and heart attacks. Drop by for a free check every day of the week! (Subject to availability)*

# JANUARY CLASS SCHEDULE

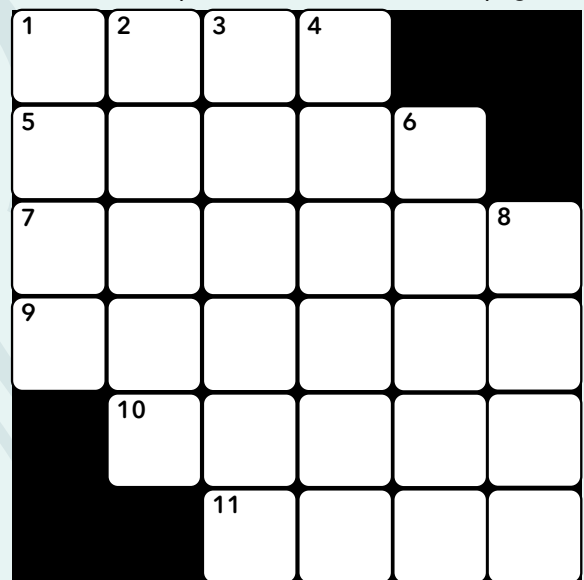
	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
8 - 9 AM	Intermediate Pilates Reformer Carol		Intermediate Pilates Reformer Carol		Intermediate Pilates Reformer Jillian	
9 - 10 AM	Water Aerobics Debbie		Water Aerobics Ari	Water Aerobics Debbie	Water Aerobics Ari	Pilates Reformer Carol
9:30 - 10:30 AM	Yoga For Every Body Cathy		Yoga For Every Body Cathy		Yoga For Every Body Cathy	
10 - 11 AM		Cardio Rhythms Jeanne		Cardio Rhythms Jeanne		
10:30 - 11:30 AM	Strengthen & Tone w/ Musical Chairs Jeanne					Tai-Chi Jamie
11 AM - 12 PM		Pilates Reformer Eileen	Sit & Fit Albena	Pilates Reformer Carol	Sit & Fit Lisa	
11:30 AM - 12:30 PM						Beginner Pilates Reformer Carol
12 PM-12:30 PM		Chair Care (30 Minutes) Jeanne	HIITS Class (30 Minutes) Jeanne			
12 PM-1 PM	Sit & Fit Albena					
2 - 3 PM			Tai-Chi Jamie			
2:30 - 3:30 PM		Mindful Meditation Rick				
5 - 6 PM		Sit & Fit Lisa		Sit & Fit Lisa		

Classes \$5 | Pilates Reformer \$30 | Please call for pilates info before joining | Classes Subject to Change | Call the Fitness Center at 702-258-2550



## MINI CROSSWORD PUZZLE

Answers to this puzzle are at the bottom of page 35



### ACROSS

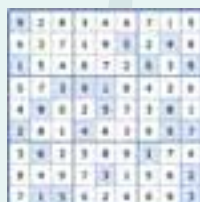
1. Toot one's horn
5. Incurred
7. Authorized
9. Put under
10. Of the kidneys
11. French Sudan, now

### DOWN

1. Warner \_\_\_\_\_
2. Autumn toiler
3. Wreath for the head
4. Georgetown's locale
6. Flower Feature
8. Pastrami purveyor

SIENNA  
**SUDOKU**

DECEMBER SOLUTION >





# COMMUNITY SERVICE GUIDE

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## CLEANING SERVICES

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THE PROPERTIES THAT I ADVERTISE IN THIS MAGAZINE ARE MY ACTUAL LISTINGS WHERE I REPRESENT THE SELLER. I ALSO REPRESENT MANY BUYERS, BUT I DO NOT PUT THOSE PROPERTIES IN THE AD. IF YOU WANT ANY REFERENCES OR LISTS OF THOSE ADDITIONAL PROPERTIES, PLEASE CONTACT ME.



**SOLD 2/2023**



**SOLD 1/2023**



**4572 BERSAGLIO ST**  
"LOCATION, LOCATION... OVERSIZED ELEVATED LOT, FULL STRIP, CITY, GOLF 3 FAIRWAYS DEEP, MOUNTAIN & LAKE VIEWS!" '8120' LARGEST SIENA MODEL, APPROX 3217/SF, 3 BED W/ CASITA, 4 BATH, DEN, LIV/DIN RMS, 3 CAR GAR, PLUS SO MUCH MORE!  
MLS #2446200 OFFERED AT: **\$1,468,000**

**4611 RIVA DE ROMANZA ST**  
"AWESOME MOUNTAIN & EXTENDED GOLF COURSE VIEW!" '7140' APPROX 2777/SF, 3 BED, 3 BATH, ELONGATED GREAT RM W/ ELECTRIC FIREPLACE, UPGRADED KITCHEN, QUARTZ COUNTERS, STAINLESS, LUXURY VINYL, 2 CAR + GOLF GARAGES, AND MORE!  
MLS #2457312 OFFERED AT: **\$1,150,000**



**SOLD 2/2023**



**SOLD 3/2023**



**5020 PENSIER ST**  
"EXQUISITE 'VIEWS' OF THE GOLF COURSE, LAKE, MOUNTAIN, CITY & STRIP!" '7140', APPROX 2777/SF, 2 BED, 3 BATH, DEN, EXTENSIVE GREAT RM, KITCHEN W/ GRANITE, STAINLESS, TILE W/ SHUTTERS, NEW EXT PAINT, 3 CAR GAR, PLUS MORE!  
MLS #2433341 OFFERED AT: **\$1,075,000**

**4824 DENARO DR**  
"FABULOUS LOCATION W/ GOLF, MOUNTAIN, AND STRIP VIEWS!" '7140' MODEL W/ APPROX 2921/SF, 3 BED, 3 BATH, ELONGATED GREAT RM, DEN, KITCHEN W/ NOOK, GRANITE, STAINLESS, SHUTTERS, TILE, NEW INT PAINT, COV PATIO, 2 CAR, AND MORE!  
MLS #2433956 OFFERED AT: **\$895,000**



**SOLD 4/2023**



**SOLD 11/2023**



**4166 PACIFICO LN**  
"LOVELY CORNER LOT W/ CURB APPEAL, GATED COURTYARD, FULL FENCED PRIVATE REAR, FAUX SOD & LUSH LANDSCAPING!" APPROX 2234/SF, '6150', 3 BED, 2 BATH, GREAT RM W/ FIREPLACE, LG KITCHEN, QUARTZ, SS, PEBBLE DRIVE/WALK/DECK, 2 CAR, +++  
MLS #2468235 OFFERED AT: **\$698,000**

**5066 MOMENTI ST**  
"INVITING POOL & SPA W/ CASCADING WATER FEATURE, CURB APPEAL, '6120' W/ QUALITY!" APPROX 1935/2F, 2 BED, ENCLOSED DEN, 3 BATH, GREAT RM, FAMILY RM, LAUNDRY & HOBBY RMS, KITCHEN W/ GRANITE, FULLY FENCED REAR, 2 CAR, PLUS MORE!  
MLS #2522747 OFFERED FOR: **\$685,000**



**SOLD 8/2023**



**SOLD 10/2023**



**4208 BACIO BELLO LN**  
"FABULOUS PROPERTY & LOCATION, '6130' OPEN FLOOR PLAN, 2 BED, 3 BATH, LIVING/DEN/DINING/HOBBY/LAUNDRY/GREAT RMS, APPROX 2100/SF!" BAY WINDOWS, FIREPLACE, SKYLIGHTS, TILE, SHUTTERS, DBL GLASS ENTRY DOOR, LG YARD, 2 CAR & MORE!  
MLS #2479657 OFFERED FOR: **\$648,000**

**10369 ABISSO DR**  
"AWESOME '5120' MODEL W/ CUSTOM GATED COURTYARD, LG FULL FENCED REAR W/ FAUX SOD! APPROX 1470/SF, 2 BED, 2 BATH, GREAT RM & KITCHEN, BOTH W/ DINING AREAS, LAUNDRY & HOBBY RMS, COV PATIO, 2 CAR GARAGE W/ CABS, + MORE!  
MLS #2533124 OFFERED FOR: **\$535,000**





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### 4190 MATINA BELLA ST

"DESIGNER REMODELED '5120', MODERN PALETTE, APPROX 1452/ SF, 2 BED, 2 BATH, DEN, GREAT RM, 'NEW' T/O... LUXURY VINYL FLOORS, STAINLESS, PORCELAIN & GRANITE COUNTERS, GLASS DBL FRONT DOOR, PAINTED IN & OUT, WATER FEATURE, 2 CAR,+++!

MLS #2546620 (OWNER LICENSEE) OFFERED FOR: **\$635,000**



### 4364 REGALO BELLO ST

"ATTRACTIVE SIENA PROPERTY, '5130' FLOOR PLAN W/ FULLY FENCED REAR YARD!" APPROX 1621/SF, 2 BED, 2 BATH, OPEN GREAT RM AND KITCHEN, LAUNDRY RM W/ WASHER & DRYER, TILE, CARPET, SHUTTERS, COV PATIO, 2 CAR GAR, PLUS MORE!

MLS #2510155 OFFERED FOR: **\$560,000**



### 10288 DONDE AV

"LOVELY & POPULAR SIENA FLOOR PLAN W/ CURB APPEAL, CUSTOM GATED COURTYARD, APPROX 1589/SF, '5130' MODEL!" OPEN GREAT RM, 2 BED, 2 BATH, DEN, LAUNDRY RM, TILE, DESERT LANDSCAPING, COV PATIO, 2 CAR GARAGE, PLUS MORE!

MLS #2497408 OFFERED FOR: **\$485,000**



### 10225 DOCILE CT

"CHARMING POPULAR '5130' MODEL SITS IN A CUL-DE-SAC W/ LG REAR YARD, 2 BED, 2 BATH, & APPROX 1621/SF!" OPEN FLOOR PLAN, GREAT RM, KITCHEN W/ MAPLE CABINETS, GRANITE, TILE, WATER FILTRATION, COV PATIO, 2 CAR GARAGE, PLUS MORE!

MLS #2478707 OFFERED FOR: **\$479,000**



### 4844 REGALO BELLO ST

"HIGHLY UPGRADED '4120' VILLA W/ CUSTOM KITCHEN/WHITE CABS/STAINLESS/GRANITE, 2 FULL BATHS, OPEN GREAT RM, LAUNDRY WASHER/DRYER/SINK, LUXURY VINYL, MODERN FANS/ LIGHTS, SHUTTERS, APP 1168/SFT, COV PATIO, 2 CAR, AND MORE!

MLS #2508567 OFFERED FOR: **\$445,000**



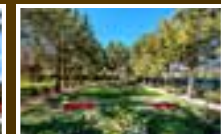
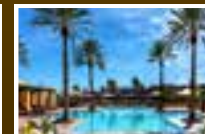
**OUTSIDE SIENA ...**

### 40 GULF STREAM CT

"GORGEOUS 'CUSTOM' HOME ON THE 'SPANISH TRAIL' GOLF COURSE W/ INVITING POOL & SPA, EXQUISITE DESIGN & DETAIL T/O!" APPROX 6979/SF, 5 BED, 6 BATH, KITCHEN GRANITE & QUARTZ, 4 FIREPLACES, MARBLE, STONE, 3 CAR GAR, & MORE!

MLS #2469558 OFFERED AT: **\$2,688,000**

**SIENA IN SUMMERLIN...** A 55+ AGE QUALIFIED, 24 HR GUARD GATED, SINGLE STORY COMMUNITY WITH NUMEROUS AMENITIES. YOU WILL ENJOY A 38,000 SQ FT COMMUNITY CENTER, FITNESS CENTER, HEALTH & BEAUTY SPA, OLYMPIC INDOOR & OUTDOOR POOLS, TENNIS COURTS, RESTAURANT AND MORE, ALL BUILT AROUND THE CHAMPIONSHIP "SIENA" GOLF COURSE, AND MOST INCLUDED IN YOUR HOA DUES.



PLEASE SEE THE BACK COVER AND THE PAGE TO THE LEFT FOR ADDITIONAL LISTINGS...





# AWARD REALTY

3015 S JONES BLVD  
LAS VEGAS NV 89146



## KAREN BYE

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EMAIL: karenbye@cox.net

www.karenbye.com

License S.0056491

PLEASE CALL KAREN BYE FOR AN APPOINTMENT TO VIEW "SIENA" IN SUMMERLIN OR ANY LAS VEGAS PROPERTIES, INQUIRE IN REGARD TO YOUR PROPERTY VALUE, SHORT SALE OR FINANCING OPTIONS, LEASE INFORMATION, REFERENCES, OR FOR ANY REAL ESTATE CONCERN YOU MAY HAVE. I WORK THE ENTIRE VALLEY!



SIENA IN SUMMERLIN... A 55+ AGE QUALIFIED, 24 HR GUARD GATED, SINGLE STORY COMMUNITY WITH NUMEROUS AMENITIES. YOU WILL ENJOY A 38,000/SF COMMUNITY CENTER, 28,000/SF FITNESS CENTER, HEALTH & BEAUTY SPA, INDOOR & OUTDOOR POOLS & SPAS, TENNIS AND PICKLEBALL COURTS, RECREATION ROOMS, MUSIC ROOM, ARTS & CRAFTS, SEWING, CERAMICS, POOL TABLES, CONVENTION CENTER, BISTRO RESTAURANT, PLUS MUCH MORE, ALL BUILT AROUND THE CHAMPIONSHIP "SIENA" GOLF COURSE, AND MOST INCLUDED IN YOUR HOA DUES.



### 10563 BAMBOLA PL

"ATTRACTIVE GOLF PROPERTY W/ FAIRWAY & MTN VIEWS. GATED COURTYARD, AND SECURITY SOLAR SCREENS!" '8120', APPROX 3217/SF, 4 BED W/ CASITA, 4 BATH, LIVING/DINING/GREAT RMS, KITCHEN SS & GRANITE, MARBLE FLOORING, 3 CAR, PLUS MORE!

MLS #2547282

OFFERED FOR: \$1,388,000

# HAPPY NEW YEAR!

THANK YOU FOR YOUR CONTINUED SUPPORT AND TRUSTING ME TO GET THE JOB DONE. IT IS VERY MUCH APPRECIATED!

Wishing all of you a very healthy, happy, and enjoyable 2024!



### 4525 REGALO BELLO ST

"STUNNING VIEWS OF GOLF COURSE & MOUNTAINS W/ CURB APPEAL!" APPROX 2009/SF, '6120', 2 BED, 3 BATH, DEN/DINING, FAMILY & GREAT RMS, LAUNDRY & HOBBY RMS, SHUTTERS, SOLAR PANELS, COV PATIO, FOUNTAIN, FAUX SOD, TRELIS, 2 CAR, +++!

MLS #2540602

OFFERED FOR: \$825,000



## SALE PENDING

### 4371 LARGO CANTATA ST

"DELIGHTFUL CUL-DE-SAC LOCATION CLOSE TO ALL SIENA AMENITIES, LOVELY INTERIOR FINISHES, FULLY FENCED REAR W/ FAUX SOD!" '6150', APPROX 2234/SF, 3 BED, 2 BATH, LG GREAT RM, GRANITE, MAPLE, STAINLESS, TILE, 2 CAR W/ CABS & EPOXY, +++

MLS #2536484

OFFERED FOR: \$725,000



### 10236 RITORNIA AV

"OUTSTANDING IN & OUT, FULLY FENCED REAR, '6150' W/ "NEWER" HVAC SYSTEM/WATER HEATER/SOFTENER/INTERIOR & EXTERIOR PAINT!" APPROX 2234/SF, 2 BED, 2 BATH, OPEN GREAT RM, LG KITCHEN, DEN, DINING, LAUNDRY, COV PATIO, 2 CAR, AND MORE!

MLS #2529797

OFFERED FOR: \$675,000



### 10260 RIVA DE DESTINO AV

"REMARKABLE '6140' W/ RELAXING SPA & FULLY FENCED REAR! APPROX 2076/SF, 2 BED, 2 BATH, GREAT RM, KITCHEN W/ GRANITE, STAINLESS, LAUNDRY & HOBBY RMS, TILE & LUXURY VINYL, SHUTTERS, COV PATIO, TRELIS, FAUX SOD, 2 CAR, PLUS MORE!

MLS #2529789

OFFERED FOR: \$658,000

PLEASE SEE THE INSIDE BACK TWO PAGES FOR ADDITIONAL LISTINGS...