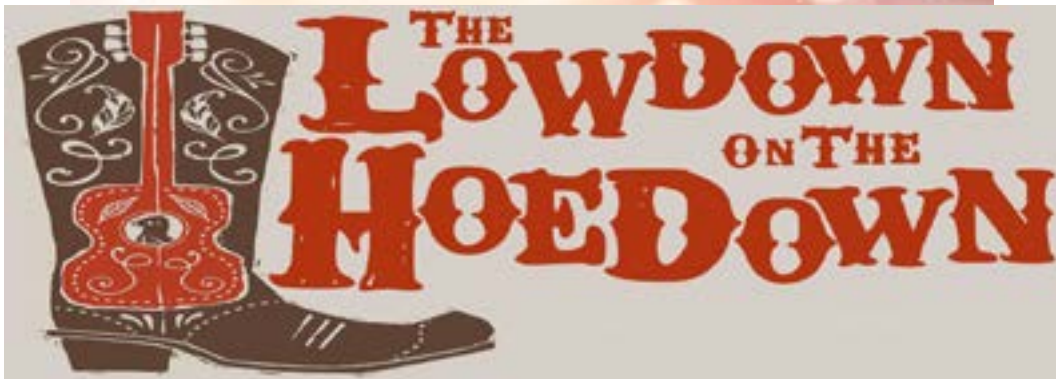




**December 2024**

## Upcoming Events



### Enjoy the Holiday Hoedown at the Pioneer Center

Put on your finest Western attire with a taste of holiday sparkle plus dancing boots to come to the Holiday Hoedown on Tuesday, December 17. Happy Hour is at 4 p.m. via the cash bar from the 1880 Grille and dinner at 5 p.m., by Katering Koncepts. Settle in to enjoy some Hoedown music from Rick Wall during the evening.

The Holiday Hoedown dinner will fill anyone's appetite with the following menu. The starters are a Caesar Salad with fresh baked rolls and butter. Entrees are brown sugar BBQ chicken thighs, BBQ sliced brisket and/or chili glazed salmon. Add to your plate some loaded mashed potatoes. If you are still hungry, dessert is raspberry chocolate cheesecake bites. The special drink for the evening is a sparkling cranberry punch. A meal plus great entertainment for only \$31 per person.

Space is limited so sign up soon at the front desk so you save a spot to rest your "dancing boots."



\*\*\* December 5 and 19\*\*  
ARC Meeting Daes

December 3  
I-Phone Class - Photos

December 5  
Cowboy Christmas

December 6  
George Young/Robin Arndt  
HOA Updates

December 9  
Sounds of the Holidays by  
Sun City Sounds

December 10  
A Christmas Carol - Tuacahn

December 11  
Estate Planning-by Financial  
Concepts

December 12  
Holiday Cookie Exchange

December 17  
Holiday Hoedown

December 20  
Derek Hough from Dancing  
with the Stars

December 23  
Bingo

December 26  
Hanukkah with Rabbi Zucky

January 1  
New Years Day Brunch

January 3  
Afternoon Music with Dee  
and Jay

\*\*\*Submittals for ARC  
must be received by Noon  
on the Monday prior to  
the date.



## In The Spotlight: DANNY & LINDA MARTINEZ

A message from your  
Lifestyle Director  
Deborah Demos

It's hard to believe we are approaching the last month in 2024. It's been a remarkable year filled with many trips, activities, events, parties and presentations. Thank you all for your support in attending our activities and events.

On January 3, we will have an afternoon of free music with our very own resident, Darian Tapscott "Dee and Jay."

Sign up early for Bagel and Hot Cocoa Day on January 15. We will offer a variety of bagels, cream cheese, fruit and hot cocoa for only \$5 per person.

We will be celebrating National Pie Day on the afternoon of January 23. Be sure to enroll now for your chance to enjoy a piece of your favorite pie with your Sun City friends. For only \$4 per person, you get to take home a slice to enjoy later.

Off the Rails, "On Tour Forever" is back by popular demand. They will be here on Wednesday, January 29 at 3 p.m. Your admission is a nonperishable food item for the local food bank.

Ari Paul's Comedy Magic and Mind Reading Show will be here at the Pioneer Center on February 20. At only \$17 per person, this is a show not to be missed.. Ari was highly recommended by other Del Webb communities.

Pistol and Posies by our very own Sun City Stage Club is an award-winning play that is set in the roaring twenties on February 22 at 3:30 p.m. and February 23 at 1 p.m. Call the front desk at 702-346-6006 to enroll for only \$15 per person.

A's vs Diamondbacks at Las Vegas Ball Park in Summerlin on Saturday, March 8. Tickets are \$99 per person.

Barry Manilow will be performing at Westgate on Thursday, April 3. We have a few more tickets available. Tickets with round-trip bus transportation are only \$125 per person.

For more information on any of these events, please visit your weekly Pioneer Press.

Have a Happy Holiday Season Sun City!

Danny and Linda Martinez are from Casper, Wyoming, where they both went to school. Danny's high school class included Danny & Linda Martinez and the #1 New York Times bestselling author of 30 novels, including the Joe Pickett series, C.J. Box. Danny "messed around" in Casper College before getting a job at the United Parcel Service (UPS). He worked at UPS for 39 years where he received many awards for safe driving and a Wyoming record of 37 years of safe driving. Danny was given his own parking space and received a gold jacket from UPS. Danny was in the Teamsters Union and retired from UPS at the age of 59 in 2017, proving you can succeed without a college degree.



Linda has had many jobs, including being a healthcare receptionist, a dental assistant, and working at Wyoming Financial Insurance Company. In Mesquite, she is the driver's license tester at the DMV.

They have two children. Their son, Dusty, is an Albertsons Manager and their daughter, Laura, is a Cosmetologist.

Danny and Linda first met in 1970 at McDonalds in Casper. They finally fell for each other in 1981 at a New Year's Eve party and were married in 1988.



Danny enjoys pickleball, pool, weights, putting, concerts and photography. Linda enjoys bunco, concerts and pool. They came here as snowbirds but sold their house in Wyoming and bought a home here in Sun City. They found a wonderful woodworker who remodeled their home and created a custom desk, a boot bench and a barn door. Their neighbors are excellent, and they love the sunshine.



Their favorite artists include Bruno Mars, The Eagles, Don Felder and the Bee Gees. When Danny goes back to Casper, he is often not recognized without his UPS uniform. Linda's two special loves--her Yorkshire Terriers named Siri and Apple.



## What is a Holiday Cactus?



It is a long-lasting holiday plant that flowers in the winter. The plant has colorful “tubular” flowers that are usually pink, red, white, orange, or purple.

Are all holiday cacti called Christmas cactus?

No. There are three types of holiday cacti; Christmas, Thanksgiving and Easter.

What are the differences in the species of holiday cacti?

Christmas and Thanksgiving cacti need long periods of cool temperatures and darkness to bloom. The Christmas cactus has notched edged leaves. The Thanksgiving cactus has flat green stems where photosynthesis takes place and clawed edges on the leaves. Sometimes it is called a Crab cactus. The Easter cactus have smoother leaf edges with no notches and the flowers look more like stars.

What are the similarities between the species of holiday cacti?

All three holiday cacti are termed Zygocactus. Holiday cacti are not a plant from a dry, hot desert. They are succulents that grow wild in the Brazilian rainforest where they grow on tree branches. All three plants are fairly easy to grow and will produce blooms annually with low temperatures and a dim light period. However, it is important to water holiday cacti more frequently as they love moisture.

Like the Captain Cook pines and poinsettias, holiday cacti are beloved during the holiday and winter season. They can be found at most nurseries, garden shops, floral departments and grocery stores.



### Ingredients

½ cup water  
½ cup fresh orange juice, from two oranges  
¾ cup plus 2 tablespoons sugar  
1 (12 oz) bag fresh or frozen cranberries (do not use dried)  
Zest of one orange, about 2 teaspoons  
Pinch salt

### Instructions

In a medium sauce pan over high heat, bring the water, orange juice, and sugar to a boil. Add the cranberries, orange zest, and salt and return to a boil. Reduce the heat to medium and boil gently for 10 to 12 minutes, until most of cranberries have burst open. (You may need to mash them a bit with a spoon.)

Transfer sauce to a serving bowl. Cover and chill until ready to serve.

### Make-Ahead/Freezing Instructions:

Cranberry sauce will keep for 10 days in a covered container in the refrigerator. It can also be frozen for up to two months. Thaw overnight in the refrigerator before using.



## Messages from Your Resident Board Members

### George Young - Sun City Mesquite Board Member

Recent repairs & improvements:

- Pioneer Center front doors repaired with new brackets
- Blue high-top stools (6) are now at the putting green counter/restroom area
- Handrails installed at bocce ball courts
- Billiards room getting added tables & chairs
- Golf cart parking now available in four areas: (1) by the bocce ball courts, (2) at the 18-hole putting green, (3) left of the Pioneer building, and (4) right of the Pioneer building
- Backboard installed at new pickleball courts
- Outdoor pool deck painted
- New bike rack installed to left of Pioneer Center entrance
- Fire hydrants and curbs painted in subdivisions
- Faded street signs replaced in subdivisions
- Two AC units replaced at Pioneer Center this summer
- Dehumidifier being replaced for indoor pool area
- Indoor pool deck painted

### Robin Arndt - Anthem Mesquite Master (AMM) Board Member

Only one more month of 2024 and soon a brand new year will begin--2025.

As your Board Representative, I would like to thank all homeowners for their kindness and understanding during this past year. The encouragement and kind words conveyed from homeowners, as well as from Management and staff, have truly encouraged me as your representative to the Board of Directors.

The ponds and waterfalls located on Falcon Ridge Parkway, the main pond, the reflection pond across the street from the waterfall, as well as the waterfall/pond located on Conestoga Hole #11, have all been dredged and cleaned. You may have caught a glimpse of the skindiver doing this task on the days before Thanksgiving.

Reminder: Friday, December 6, 2024, 1 p.m., at the Pioneer Center Veteran's Hall, is the date for George Young and Robin Arndt's HOA update meeting.

## The Resident Craft Fair was a HUGE SUCCESS







## Sun City Clubs: Mahhh-velous Mahjong

Every Monday, from 12:30 p.m. until 3:00 p.m., you can find up to 10 people playing American Mahjong on the second floor of the Pioneer Center near the walking track.

Some of the members of the Sun City Mesquite Mahjong Club (SCMMC) have been playing the game together for more than a decade, including Club President, Evelyn Thompson. Thompson became interested in the game after moving here in 2013. She says, "I had heard the name and thought it was intriguing."



Mahjong originated in China in the mid 1800's. American Mahjong is one of 40 versions of the game now being played worldwide. What makes American Mahjong distinctive from other versions of the game are the number of tiles used (152 versus 144 in traditional mahjong).

The types of tiles used are marked with Chinese symbols, Arabic numerals, and English words versus being marked only with Chinese symbols and the governing bodies for the game, the National Mahjong League (NML) and the American Mahjong Association (AMA).

The NML and AMA create and distribute a scorecard annually to players. Four players play together, each receiving 13 tiles. Players then pick and discard tiles to match the hand on the scorecard. The winner is the first person of the four to match the card.

"Typically, players in our Club play 5 games in the 2 ½ hours of play", Thompson says. Those interested in learning the game can contact Thompson directly. She will set up a one-on-one session with new players to go over the game, scorecard, and tiles to make sure new players feel comfortable when joining the Club. Interested players may reach her via phone: Evelyn Thompson, 775-782-1955.

## Welcome New Sun City Residents



Tim & Dee Appleman  
Todd & Leslie Barry  
Lloyd Chartrand  
Becky Despain  
Scott & Patty Dotson  
Ed Fanning & Karen Ransdell  
Richard & Karen Hunt  
William & Pam LaBelle  
Bob Maney & Susan Sides

Stevensville, MI  
Bozeman, MT  
Johannesburg, SA  
Texas/Utah  
Auburn, WA  
Mesquite & Sarasota, FL  
West Point, UT  
Vadnais Heights, MN  
Las Vegas, NV

Troy & Sherrie Neilson  
Eugene & Lori Nosek  
Mike & Vicki Orgill  
Rick & Darlene Przybylski  
Tim & Terri Steele  
Dan & LaRae Struhs  
Jean-Claude St. Urbain  
Ted & Carol Vilord  
Herb & Nancy Wincentsen

West Valley, UT  
Mesquite, NV  
Laguna Niguel, CA  
Moses Lake, WA  
Detroit, MI  
Layton, UT  
Henderson, UT  
Idaho Falls, ID  
Mesquite, NV

## Business Corner: Riverside Mini-Mart

Hungry? Need some grocery items fast? Fret no more!

Riverside Mini Mart is the only licensed and operating curbside C-store (the “C” stands for CONVENIENCE) in the Mesquite—and the State of Nevada, situated at the corner of Riverside and Hafen!

This revolutionary concept was the brainchild of Ana Gagliano, Store Manager. Ana quoted her father as saying, “if you are not the one pushing mankind, you are riding the coattails.”

Here’s the scenario: You go to their curbside window and either have already ordered your purchases on their downloadable SmartTab app or online, but if you haven’t, you are given a menu where they pick and pack your order and you go around the barn-like building with the red barn door, to get your purchases on the opposite side of the building! There is no in-store shopping.

With over 1,000 items in their current inventory, you can find just about anything you need to fill the bill. For example, they carry all the staple products, like milk, butter, eggs, and have tobacco, beer, wine and spirits, and vape pens, some medications, i.e., aspirin, band-aids, sunscreens, etc.

Their focus is giving back to the community and working with other merchants, like Chubby’s Italian Ice, Loco Cocoa (a local baker), pomegranates and farm-fresh eggs.

Future goals include revamping a hot dog food truck to provide sandwiches. Another goal is to have the ability to pre-order ice chests for immediate pickup. Imagine you are going on a trip to Zion or hitting the desert trails in your side-by-side, and don’t have time to organize and pack up everything. No sweat, simply place your online order with their downloadable app and it will be waiting for you in an ice chest when you arrive at their curbside window. Now that’s Eazy-Peazy! Riverside Mini Mart is also looking at having a working partnership with delivery services, such as Door Dash, Uber Eats, and the like.

Do keep Mesquite alive and support your local businesses. Tell them you saw this in The Sun City Mesquite Newsletter!

391 Riverside Road  
Mesquite, NV 89027

435-229-9572 See their website for hours and more info: [www.riversideminimart.com/](http://www.riversideminimart.com/)



## Conestoga Golf Club and 1880 Grille

### 1880 Grille

**Happy Holidays from the 1880 Grille. The Grille is open from 6:30 a.m. until 7 p.m. for the month of December. Breakfast is served until noon. Don't forget to mention that you are a Sun City resident to receive your discount on food.**

**The resident tab on the website [www.conestogagolf.com](http://www.conestogagolf.com) and on Facebook@1880Grille has updates on special events, early closures or limited seating for dining. The 1880 Grille will be closed on Christmas Eve and Christmas Day.**

**Save the date; December 31, 2024 for a New Year's Eve Party. It is a reservation-only event. Call 702-346-4292 for more details.**

### Conestoga Golf Course

**The Conestoga Golf Course Pro Shop is open from 7 a.m. until 4 p.m. during the winter shotgun season. The driving range is open daily from 8 a.m. until 3 p.m.**

**All tee times are a 10 a.m. shotgun with starting holes assigned on the day you arrive for play. Log onto the website [www.conestogagolf.com](http://www.conestogagolf.com) or call the Pro Shop 702-346-4292 to book your tee times. Refer to the website for any additional updates.**

**General public, including Sun City residents, are not permitted to walk the golf course at any time. Thank you.**



## Critter Corner: Amargosa Toad (*Anaxyrus nelsonni*)

The Amargosa Toad is a rare desert dweller, native to a small region in southwestern Nevada, exclusively in the Oasis Valley along the Amargosa River and the surrounding wetlands.

This little toad (two to three inches long) is a fascinating and resilient amphibian. With its striking greenish-gray body covered in dark warts, it has adapted to the harsh desert environment.

The Amargosa Toad has an extremely limited habitat. It lives only on a stretch of land of about 10 miles, making it one of the rarest amphibians in North America. These toads thrive in marshy areas fed by natural springs, and the swampy, wet areas are crucial for its survival in the dry Nevada climate.



These tiny toads accomplish most of their hunting and foraging activities under the cover of darkness to evade the scorching desert sun. During the heat of the day, they seek refuge in soft soil or beneath vegetation. At night, they use their sticky tongues to capture prey, including a variety of insects, including beetles, spiders, ants and even scorpions.

Breeding occurs in the spring when males produce a series of chirps to attract mates. Females lay around 6,000 eggs that hatch in about a week. The baby tadpoles need open water to develop and reach adulthood in about two months.

Due to habitat destruction and water depletion, the Amargosa Toad is on the brink of extinction. The threat is further compounded by invasive species such as bullfrogs and crayfish, as well as the looming specter of several proposed gold-mining projects near their habitat.

Biologists, local ranchers, farmers and others are taking positive action to restore the wetlands and monitor the toad population. By working to preserve this unique ecosystem, they hope to ensure that these toads continue to thrive.

## Festivals and Events

Date(s)	Time	Event	Location	Cost/Info
Nov 4 - Dec 27	10 a.m.	Virgin Valley Artists Association Christmas Boutique	15 Mesquite Blvd.	Free
Nov 7 - Dec 31	5 - 10 p.m.	Glittering Lights Christmas Drive Thru Light Show	Las Vegas Motor Speedway	From \$29 per group
Nov 22 - Dec 21	Varies	A Christmas Story	Tuacahn Amphitheatre	Tickets start at \$35
Nov 29 - Dec 23	7 or 8:15 p.m.	Christmas in the Canyon	Tuacahn Amphitheatre	All tickets \$5
Dec 4	5-8 p.m.	Trailblazer Nation Tree Lighting Ceremony	On the Utah Tech University campus in front of the Holland Building at the intersection of Trailblazer Blvd. and University Ave.	Free
Dec 4 & 5	5 p.m.	Casting call for Anne of Green Gables	Mesquite Community Theatre	Dates of play not posted yet
Dec 4-7	10 a.m. - 9 p.m.	Dickens' Festival	Dixie Convention Center	Seniors - \$9
Dec 6 & 7	1 p.m.	Mesquite Tap Toes - Tis The Season	Mesquite Community Theatre	General Admission \$20
Dec 6, 7, 13, 14, 15, 19-23, 26-28	Times vary	Santa's Reindeer Flyer	Northern Nevada Railway, Ely, NV	Prices vary depending on time, starting at Senior - \$38
Dec 14	7 p.m.	Motown Holiday Tribute	Eureka Casino	Starting at \$30





# Community Manager's Corner

	Actual	Budget	Budget	Budget	Comment #
Sun City New Homes-2024	Oct YTD	Oct YTD	Variance	2024	ref on Page 2
Sun City Homes Sold	2,583	2,587	(4)	2,613	1, 2 & 3
Approx Residents at 1.85/Home	4,779	4,786	Not Budgeted		
Suntero Homes Sold	38	20	18	24	
<b>Sun City Resales-2024</b>					
	Oct YTD	%	Avg \$/Sq Ft		
Less than 1,600 Sq FT	45	44%	\$286		4
1,600 to 2,000 sq ft	27	26%	\$278		5
2,000 Sq Ft	30	29%	\$270		6
Total	102	100%	\$280	Value of Our Home	
<b>Sun City Resales-History</b>					
	Total	% by Size	Yrly % incr	- 9 Yr Avg	
2016 to YTD Oct 2024	Resales		in \$/SF sold	Resales/mo	
Less than 1,600 Sq FT	488	47%	7.9%	4.6	7
1,600 to 2,000 sq ft	269	26%	7.8%	2.5	8
2,000 Sq Ft	280	27%	7.4%	2.6	9
Total	1,037	100%	7.9%	9.8	
			Annual rate of return		
<b>Consolidated SCM, AMM &amp; BI</b>					
<b>Income &amp; Expense Report in '000's</b>	<b>Actual</b>	<b>Budget</b>	<b>Budget</b>	<b>Budget</b>	
	<b>Oct YTD</b>	<b>Oct YTD</b>	<b>Variance</b>	<b>2024</b>	
Sun City Income	\$3,974	\$4,087	(\$113)	\$4,921	10
Expenses:					
Admin	\$1,227	\$1,263	\$37	\$1,510	
Landscape	\$620	\$634	\$14	\$758	
Maintenance	\$240	\$262	\$22	\$316	
Water	\$318	\$374	\$56	\$450	
Electric	\$141	\$157	\$15	\$191	
Gas	\$33	\$42	\$9	\$47	
Other Costs	\$53	\$103	\$50	\$123	
Reserves	\$1,264	\$1,257	(\$7)	\$1,511	
Total Operating Exps	\$3,896	\$4,091	\$195	\$4,907	11
Surplus/(Deficit)	\$78	(\$4)	\$82	\$14	12

**Comments on New Home Sales & Resales - Numbered comments refer to above data.**

- 1- New Home Sales - (4) less than Budget = less inc than Bud of \$113K.
- 2- Since 2016, Sun City New Home sales have averaged 14 per month vs 10 Resales/mo.
- 3- Since 2016, we've experienced a 9.8% annual growth rate in New Home Sales.

*Note: 9.8% annual growth, despite CV19 in 2020 & 4.6% avg yrly inflation from 2020 to 2024, is excellent.*

**Sun City Resales - 2024 Year-to-Date (YTD) - Data from SC Realty's monthly color flyer**

- 4- Homes are grouped by 3 sizes and Resale data for every home is tracked.
- 5- Oct YTD represents # of YTD Resales for 2024, approx 10 resales/mo in total.
- 6- Avg \$/Sq Ft = Sales Price divided by Sq Ft for every sale, i.e. *The Value of Our Home.*

**Resale History since 2016 ~ 9 Years of Data**

- 7- Avg Resales/mo are approx. 10 vs 14 New Home Sales over ~ 9 yrs
- 8- Resale % by Size has been consistent with New Homes Sold by Size over ~ 9 yrs.
- 9- Our avg annual rate of increase in Resale Value per Sq Ft ranges from 7.4% to 7.9%

*Note: Almost 9 yrs of Resale data indicates the consistent value of our investment in our Homes*

**Comments on Oct 2024 YTD Income & Expense Report - Most Current Report**

- 10- Income is (\$113K) under Bud directly related to New Home sales under Bud - see top
- 11- Total Exps maintained under Bud in virtually every category Oct YTD.
- 12- This results in an Oct YTD Surplus of \$78K vs Bud of (\$4K) or \$82K Favorable to Bud.

*Note: Expenses are being controlled in response to lower New Home Sales, so a Surplus is maintained.*

*This "checkboxbook approach" to Fiscal Mgmt minimizes the risk of overspending into a Deficit position. This approach has resulted in an Annual Surplus every Year of Sun City's existence.*

**Other Important Facts:**

SCM = Sun City Mesquite; AMM = Anthem Mesquite Master; BI = Branding Iron. Total of All = Sun City  
 - Sun City is a "Not-for-Profit" Entity, meaning it provides Services for Dues collected.  
 - A "Non-Profit" Entity, a 501c3, receives donations and provides services according to their Mission Stmt.  
 - \$135/mo Dues rank 8th lowest out of 11 "over 55" Pulte Communities in NV-Festival, AZ & Sun River, UT.  
 - The cost to build New has increased approx. 6% over the ~ 9 yrs tracked, which supports Resale Value.

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- Inflation, spousal and longevity plan



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- Look at all aspects of Medicare, Parts A, B and D



#### Legacy Plan

- Create a plan to help your beneficiaries reduce or avoid probate
- Maximize opportunities to help reduce estate tax burdens



#### Investment Plan

- Strategies to reduce the impact of market volatility
- Assessing your risk tolerance
- Adjusting your portfolio to help reduce fees



#### Tax Plan

- Assessing the taxable nature of your current holdings
- Strategizing ways to include tax-deferred or tax-free money in your plan

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