



Celebrate Mardi Gras!

The start of Mardi Gras or the Carnival celebration begins the 12th day after Christmas which is called the Feasts of the Epiphany or the Three Kings Day. So plan to join your Sun City Mesquite (SCM) celebration on March 4, starting at 4 p.m. for libations and stay for a delicious Cajun inspired dinner.

Mardi Gras really means 'Fat Tuesday' which will explain the wide range of foods for the Cajun dinner. The dinner includes a salad with two entrees plus dirty rice, rolls and dessert. The entrees are Cajun shrimp with sausage pasta and Bourbon chicken. The cost for this event is \$31 pp.

While enjoying your libations and dinner, enjoy the music of Time Machine. Dance the night away with the band that has performed for many SCM events. They are always a hit.

Mardi Gras is also called Shrove Tuesday and denotes the end of the Carnival season. The next day, Ash Wednesday, is a day of the sacrament of confession to absolve your celebrations. Most Christian religions use this time to start the season of Lent which usually has times of fasting or other religious obligations.



*** February 13 and 27**
ARC Meeting Dates

February 4
Harmon's Cooking Class

February 5
Audiologist Lance Greer

February 5
The King Comes Home

February 10
Vitalant Blood Drive

February 12
St. George Heart and Vascular

February 12
Silver Knights Hockey

February 14
Sweetheart Lunch

February 18
America's Got Talent:
Mat Franco @ Linq

February 19
MASA-Medical Air Services

February 22
Stage Club "Pistols & Posies"

February 23
Stage Club "Pistols & Posies"

February 24
Bingo

February 26
Charles Schwab

February 27
Acoustic Music Showcase

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





A message from your
Lifestyle Director
Deborah Demos

In The Spotlight: Sheri and Tony Armendariz

February is National Heart Month. Wednesday, February 12, St. George Heart and Vascular will be here to discuss Peripheral Artery Disease. They are offering complimentary ABI test to measure blood flow in the legs.

Happy Valentines Day Sun City Mesquite. On Friday, February 14 at 11:30 a.m. enjoy music by our very own Sun City resident Bronzie Dabney, Ms. Senior Mesquite. A delightful lunch will be catered by Cinnamon Café. You'll also receive a glass of champagne, box of chocolates, a rose and a commemorative photo from Yellow Pix photo booth. Only \$25 per person.

We are chartering a bus to see America's Got Talent Mat Franco at the LINQ on February 19. His show was highly recommended by other Sun City Residents. You'll be surprised by Mat's interactive magic acts with clever twists. He will keep you awed. Be prepared and have peace of mind.

Signup for Medical Air Services Association Lunch and Learn. MASA provides ground transportation and helicopter ambulance services when you may need it. They will be here on Wednesday, February 19 at noon.

Our very talented Sun City Stage Club will be presenting "Pistols and Posies". It's an award-winning play set in the roaring twenties. You'll love seeing Sun City residents in this lighthearted comedy. There will be two productions, Saturday, February 22 at 3:30 p.m. and Sunday, February 23 at 1 p.m. \$15 per person.

Enjoy listening to Blues, Americana, Latin, Irish and Bluegrass music at this free Acoustics Concert on February 27 at 3 p.m.

Big League Baseball Game is the premier Spring training event at Las Vegas Ball Park on Saturday, March 8. You'll see the A's take on Arizona Diamondbacks for only \$99 per person. Price includes round trip bus transportation and ticket into the game.

Don't forget to spring clean and put those unwanted treasures in the Spring Community Wide Garage Sale on Saturday, March 29. Please be conscientious with pedestrians, golf carts out and about that day. Drive with caution.

Sheri and Tony met at a salon in 1979 and became friends for 17 years with no expectations of ever being anything but friends. Amazingly they found love with each other, and it became a 28-year marriage.



Tony attended Alamogordo, New Mexico High School. He then went to the University of New Mexico, Albuquerque as a Physical Education major. His off-season job was being a mechanic and tow truck driver in Yellowstone. It was supposed to be for 3 weeks, but it became a 30-year job as a mechanic and truck transmission specialist. He was a fleet coordinator at Sturgen Electric. He then got a position at Weller Truck Parts which is the largest transmission company in the United States as account manager.

Sheri is from Denver, Colorado where she attended Barber College and continued a family tradition by working for her father at his salon and soon opened her own studio. She was proud to say that most of her customers were males.

Tony and Sheri attended Fred Astaire Studios and competed classes in ballroom dancing where they won eight times.

They are very delighted with their 15 nieces and nephews and try to attend all their activities in the Colorado area.

St. George was their first choice, but they came to Sun City Mesquite two years ago where they love their brand-new Majestic View home and the sunny Mesquite climate.

Their activities are many and varied. Tony ran in the BOLDER Boulder 10k and finished in the top 200. Sheri enjoys volunteering for HOA events with the Pioneer Center.



They love bowling, bocce, golf, dancing, cruising, and hot rods from the 1960s, such as Corvettes, Camaros and Chevy II's. Their favorite food is Mexican and their favorite restaurant in Mesquite is Katherine's.

Mesquite Welcome Center

Mesquite Welcome Center ~ What to Know and What to Learn

The Mesquite Welcome Center is located at 460 N. Sandhill Blvd. The Welcome Center is open Monday thru Saturday 10 a.m. to 2 p.m. The Center is staffed by volunteers who will greet and welcome you.

Inside are brochures on local attractions such as Gold Butte National Monument, Whitney Pockets and The Lost City Museum in Overton.

There are local maps for the City of Mesquite and the Regional Park Trails System. Destination pamphlets for The Grand Canyon, Zion National Park, ATV/UTV rentals, Cedar City, Lake Powell and so much more.

For the locals, the information on Gold Butte National Monument is quite prolific. The posters and pictures are stunning. The large map shows the monument in its location to I-15 as well as Lake Powell.

Gold Butte is 300,000 acres. Lucky hikers might see a desert tortoise, the only land turtle in Nevada, or the Las Vegas Bear Poppy, a rare and critically-endangered species.

Whitney Pockets is an “outdoor museum” within Gold Butte. It is well

worth a visit to discover the pioneer and Native American history as well as the geology.

The Lost City Museum in Overton contains a long and rich history of Ancestral Puebloans. There are many artifacts and displays. The museum was built in 1935 by the Civilian Conservation Corps and sits next to an actual archaeological site.

Stop by and say hello. Take a moment to learn something new about Mesquite--the area we call home.



Valentine's Day Bark



Valentine's Day Bark

Ingredients

1 pkg candy melts 12 oz package, Cheesecake flavor (I used the ones made by chocmaker, but if you can't find them go ahead and use vanilla candy melts and maybe add some Cheesecake flavoring into it!)
1 pkg strawberry wafers 2.75 oz package
4 oz Cream Cheese
1 bag M&M's Holiday
1 oz candy sprinkles Holiday

Instructions

Using a blender, blend the strawberry wafers and cream cheese until it is similar to a dough consistency. Line a baking sheet with wax or parchment paper. Coat the bottom of the baking sheet with the blended mixture. Spread it out evenly and press it down flat. Using a glass bowl, microwave your candy melts for 1 minute, then stir. If they're not melted, microwave them in 30 second intervals, stirring in between. Pour the melted candy over the crust. Sprinkle the top with M&M's and sprinkles. Let set for 30 minutes.



Messages from Your Resident Board Members

George Young - Sun City Mesquite Board Member

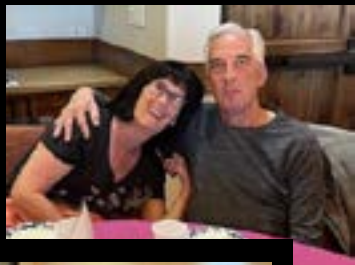
Haven't received your January Homeowners Association (HOA) bill yet? Some mail isn't being forwarded. Check with the HOA office and you might want to opt for electronic billing. I'm on it and I actually signed up myself. The HOA staff can help if necessary.

The next HOA update meeting is Friday, February 7, 2025 at 1p.m. The Landscape Committee will be there to answer questions.

Robin Arndt - Anthem Mesquite Master (AMM) Board Member

At the Tuesday, January 14, 2025 City Council Meeting, John Schippert, Land Development Manager/Las Vegas Division for Pulte/Del Webb presented the Annual Report of the Anthem Mesquite Planned Unit Development (PUD) to the City Council. If you were unable to attend the City Council Meeting, this report can be found on the City of Mesquite's website - www.mesquitenv.gov click on Government, Meetings and Agendas, then scroll to the Council Meeting of 01/14/2025. Click on "Packet" (info for the meeting) and scroll down to pages 155-158. This report is presented annually to the City Council, in January.

National Pie Day





Sun City Clubs: Singles Club

With a current Roster of 81 Members, our motto says it all: “Friends Meeting Friends.” We like to stress we ARE NOT a dating Club. Some have met in the Club and started an involved relationship, but our goal is not for “hook-ups,” but merely to enjoy activities with like-minded individuals.

Last year, the Singles Club logged in just at 100 activities--surely something that would appeal to a wide array of interests. In addition to attending Homeowners Association (HOA) sponsored events at the Pioneer Center, where we have a dedicated table so you can sit with other Singles, such activities include monthly bocce ball get-togethers, weekly bowling at Virgin Valley Bowling Lanes, monthly BLD (Breakfast, Lunch or Dinner); monthly movie matinees, monthly games night at a Member’s home, short road trips, longer out-of-town trips, and volunteer opportunities, i.e., Warm Springs Green Up, serving Thanksgiving meals at the Senior Center and support local charities during the holidays. We try to make our activities for varying degrees of activity/mobility level.



The 2025 Board consists of Ron Schroeder-President, Sandy Stocks-Vice President and Laura Toner-Secretary.



The Club meets on the 3rd Thursday of every month at 5 ewp.m. in the Arts and Crafts room, but check the website to confirm (link provided below). The meeting is roughly one hour and we adjourn afterwards to a local restaurant for dinner. The Club does not have business meetings in June, July and August.

If there is something you would like to do and don’t want to do it alone, simply suggest your idea to any Board Member and we will try to make it happen. Don’t be shy, we were all new to the Club at one time or another. One should not be the loneliest number!

Check out our website: <https://s3phx23.wixsite.com/scm-singles-social> or use the QR Code to scan with your cell phone



Welcome New Sun City Residents

David & Carol Biggers
Mike & Marta Boerger
John Boschetto
Derek Bray & Pamela Rossmann Bray
Ben Crenshaw & Sheryl Tripp
Dave & Sandy Crippen
Brian Blum
Scott & Evelyn Cromer
Timo Driedger
Jeff & Eliana Dufresne
Randy & Bonnie Ellis
Robert & Theresa Fay
Tom & Carolyn Fisher
Terri Fitzsimmons

CA
Reno, NV
Las Vegas, NV
Seattle, WA
South Jordan, UT
Reno, NV
IL
Kalispell, MT
Big Island, Kona, HI
Midland, TX
Roy, UT
Port Orchard, WA
Dayton, NV
Indio, CA

Christy Fleck
Larry & Janet Goucher
Carl Jablonsky & Julia Bowles
Clay & Angela Lyon
Carla MacMillan
Gerard & Dorothy Morris
Judie Pesznecker
Doyle & Carrie Rathman
Jan Robinette & Cindy Roxburgh
Doug & Shelly Schaan
Robert & Michelle Szuba
Chuck & Mary Youngdale

Thousand Oaks, CA
San Jacinto, CA
Logan, UT
Herriman, UT
Aurora, CO
Anaheim Hills, CA
Pasco, WA
Wood River, NE
Lehi, UT
Los Lunas, NM
Big Canoe, GA
Panama City Beach, FL

Business Corner: Luxe Locker Storage

A “Luxe” Home for Your Car. Or boat. Or RV....

Whether young or old, we humans love our toys. By the time we settle into Sun City Mesquite, many of us have likely accumulated one or two expensive “toys,” such as a recreational vehicle, classic car, boat or side-by-side. For many, the question becomes where to safely and securely store them to keeping them close to our homes and out of the harsh desert sun.

A new storage facility located within six minutes of Sun City recently broke ground and will be completed by March 2025. LuxeLocker Luxury Storage, located at 1300 W. Pioneer Boulevard, behind the Tractor Supply Company store and will have 116 luxury storage units available.

Units come standard or “luxe.” Luxe units include ambient-controlled temperatures, an additional 30-amp plug, and insulated exterior building. Both standard and luxe units have power-controlled doors, 110V outlets inside, and wall mounted LED lights. On-site facility amenities include 24/7 gated access, Avigilon security cameras, dump station, dumpster, wash-bay and restroom.

Ample unit sizes range from 18 x 55 to 41 x 50. Storage isn’t limited to just your toys. For example, space could be used for hobbies such as woodworking.

What really makes this facility unique is that owners can buy – not just rent -- their storage unit. “The benefit of ownership is two-fold,” says Justine Jackson, real estate agent for the Mesquite location. “Owners can use their facility, of course, but they can also rent it to others, generating additional income. Owners may also sell their unit as part of their overall real estate offering if moving out of Sun City. This type of sweetener can really enhance a property’s appeal.” Unit prices start at \$102,900. Several units have already been pre-purchased primarily by Sun City residents.

To learn more about LuxeLocker, contact Justine Jackson, 702-278-7726



Conestoga Golf Club and 1880 Grille

1880 Grille

The 1880 Grille is open at 6:30 a.m. with their delicious breakfasts served until noon. The website www.conestogagolf.com or Facebook @ 1880 Grille will share updates on special events, early closures, or limited seating as well as the entire menu. Sun City residents receive a discount on food, so be sure to remind your server if they do not recognize you.



Reservation only Events for February:

2/9 - Super Bowl Sunday

2/14 - Valentine’s Day Dinner

Call the Grille for more information at 702-346-4292.

Conestoga Golf Course

The Conestoga Golf Course Pro Shop is open from 7 a.m. until 4 p.m. through February 10 which is the last day of the shotgun season. Starting on February 11, the course will transition to tee times. Tee times will start approximately one hour after sunrise.

Log onto the website www.conestogagolf.com or call the Pro Shop at 702-346-4292

to schedule a tee times. The Pro Shop hours will change on February 11, opening at 6

a.m. and closing at 5 p.m. every day. The practice range will be open the same hours as the Pro Shop except for Mondays when the range will close at 3 p.m.



The general public including Sun City residents are not permitted to ride bikes or walk the golf course at any time. Thank you.

Critter Corner: The Tarantula Hawk

Nevada's deserts are home to a captivating predator: the Tarantula Hawk.

Despite its name, this insect is neither a tarantula nor a hawk but a large, metallic-blue wasp with vibrant orange wings. Known for its dramatic appearance and horrific behavior, the tarantula hawk is both feared and admired.

The tarantula hawk earns its name from its chilling hunting strategy. Females will prey on traveling tarantulas, paralyzing them with a venomous sting and then dragging the immobilized spider to a burrow.

There, she lays a single egg on the tarantula's body. When the egg hatches, the larva slowly kills the tarantula by feeding on the still-living spider for about three weeks until the larva emerges as an adult wasp. Only then does the spider finally die.

While their killing method to prey is terrifying, tarantula hawks are relatively docile toward humans. However, their sting is among the most painful in the insect kingdom. Entomologist Justin Schmidt describes the painful sting as "instantaneous, electrifying and totally debilitating." Fortunately tarantula hawks rarely sting humans unless provoked.

Their bright coloring is a warning to predators, a natural phenomenon called aposematism--a defense mechanism to let predators know they are dangerous and not worth attacking. Even birds and lizards know better than to mess with this formidable insect. Many other predatory animals also steer clear. However, the roadrunner can and does enjoy eating them when the opportunity arises.

While their ways may seem cruel, they are vital to Nevada's intricate ecosystem. As pollinators, they feed on the nectar of milkweed, mesquite, and other desert plants, contributing to the health of local flora. Their hunting also helps control tarantula populations, maintaining ecological balance.

Tarantula hawks remind us of the fascinating and sometimes brutal wonders of the world we live in.



Festivals and Events

All Month	Tuacahn Saturday Market and Cafe (Breakfast served until Noon) 1100 Tuacahn Drive, Ivins, UT 10 to 2 p.m.
February 3-28	Touch of Red Exhibition - All media themed exhibition and competition Mesquite Fine Arts Gallery, 15 W. Mesquite Blvd.
February 4	Brown Bag Series: Margaret Abramshe - Quilt like an Artist Mesquite Fine Arts Gallery, 15 W. Mesquite Blvd. Noon to 1 p.m.
February 20 - March 1	Anne of Green Gables Mesquite Community Theatre, 150 N. Yucca.
February 14	Mesa View Heart Walk Mesquite Recreation Center, 10 W. Old Mill Road
February 15	Southern Nevada Symphony - Virgin Valley High School, 820 Valley View Dr. 7 p.m.
February 15 - 16	Kayenta Art Festival 881 Coyote Gulch Court, Ivins, UT 10 a.m. - 5 p.m.
February 21 & 22	18th Annual Western Roundup - Cowboy Poetry Virgin Valley High School, 820 Valley View Dr., Friday 7 p.m. & Saturday 1p.m.



Community Manager's Corner

Sun City New Homes - 2024	Actual Total 2024	Budget Total 2024	Budget Variance	Budget Tot 2024	Comment #
Sun City Homes Sold	2,621	2,613	8	2,613	1, 2 & 3
Approx Residents at 1.85/Home	4,849	4,834	Not Budgeted		
Suntero Homes Sold	42	24	18	24	
Sun City Resales - 2024	Total 2024	%	Avg \$/Sq Ft		
Less than 1,600 Sq Ft	53	46%	\$284		4
1,600 to 2,000 sq ft	31	27%	\$276		5
2,000 Sq Ft	32	28%	\$268		6
Total	116	100%	\$278	Value of Our Home	
Sun City Resales-History	Total Resales	% by Size	Annual % incr in \$/SF sold	9 Yr Avg Resales/mo	
2016 to 2024					
Less than 1,600 Sq Ft	496	47%	7.5%	4.6	7
1,600 to 2,000 sq ft	273	26%	7.5%	2.5	8
2,000 Sq Ft	282	27%	7.1%	2.6	9
Total	1,051	100%	7.5%	9.7	
			Annual rate of return		
Consolidated SCM, AMM & BI Income & Expense Report in '000's	Actual Total 2024	Budget Total 2024	Budget Variance	Budget Total 2024	
Sun City Income	\$4,811	\$4,921	(\$110)	\$4,921	10
Expenses:					
Admin	\$1,450	\$1,510	\$60	\$1,510	
Landscape	\$739	\$758	\$19	\$758	
Maintenance	\$293	\$316	\$23	\$316	
Water	\$354	\$450	\$96	\$450	
Electric	\$165	\$191	\$26	\$191	
Gas	\$40	\$47	\$7	\$47	
Other Costs	\$75	\$123	\$49	\$123	
Reserves	\$1,533	\$1,511	(\$22)	\$1,511	
Total Operating Exps	\$4,649	\$4,907	\$258	\$4,907	11
Surplus/(Deficit)	\$162	\$14	\$148	\$14	12

Comments on 2024 New Home Sales & Resales - Comment #'s refer to above data.

- 1- New Home Sales - over Bud by 8, all in Dec, under Bud for 11 mos = an Income miss. See #10
- 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 - Total for 2024 - Data from SC Realty's monthly color flyer

- 4- Homes are grouped by 3 sizes and Resale data for every home is tracked.
- 5- 2024 ended with Avg \$/SqFt ranging from \$268 to \$274 based on home size.
- 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. Very consistent.
- 8- Resale % by Size has been consistent with New Homes Sold by Size over 9 yrs.
- 9- Our Avg Annual Rate of Return in Resale \$/Sq Ft ranges from 7.1% to 7.6%

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

Comments on Total 2024 Income & Expense Report - Most Current Report

- 10- Income is (\$110K) under Bud due to New Home Sales under Bud for 11 mos, resulting in an Income miss of (\$72K) for 2024. The remaining Income miss resulted from a reclass of Fees.
- 11- Tot Exps were \$258K under Bud for 2024, more than offsetting the Income miss. Excellent!!!
- 12- This results in a 2024 Total Surplus of \$162K vs Bud of \$14K or \$148K Favorable to Bud.

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February is Heart Health Month – Let Us Help You Keep Your Heart Strong!



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- Social Security maximization
- Income and expense analysis
- Inflation, spousal and longevity plan



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



Healthcare Plan

- Plan to help protect against rising health care costs and long-term care needs
- 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

**FAILURE TO PLAN CAN PUT
YOUR RETIREMENT AT RISK!!**



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Corporate Headquarters

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Summerlin, Henderson and Mesquite.

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