



**May 2025**

## Upcoming Events

### Come Enjoy Two Popular Expos – Business and Non Profit

The next two months will offer both the Business Expo and the Non Profit. First is the Business Expo on Saturday, May 17, from 10 a.m. to 2 p.m. at the Pioneer Center. Around 60 local and surrounding area businesses will be represented, from dental/medical care to windows. Come see what services, products and personnel they offer our Sun City homeowners--no need to sign up to attend.



The Business Expo will feature a complimentary light lunch with a root beer float stand. Due to the high attendance at this event, please be aware that walking, biking and ridesharing, either by car or golf cart, are encouraged. Please try not to park in the sales office area if possible.

On Tuesday, June 17, the Non Profit Expo will be an evening event from 4 p.m. to 6 p.m. There should be 25+ local nonprofit organizations represented. Many of our SCM homeowners enjoy volunteering for these organizations. If you are looking for either information about their offered services or the opportunity to volunteer, this event is the best.

This Expo will offer appetizers for your enjoyment that evening. Again, no need to sign up to attend and be aware of the parking due to high attendance.



\*\*\* May 1 and 15 \*\*  
ARC Meeting Dates

May 5  
Cinco de Mayo

May 6  
Virgin Valley Water District

May 7  
Bauman Advisory Group  
Lunch & Learn

May 9  
Flat Top Junction and the  
Squatters

May 10  
Ari Paul-Comedy/Magician

May 11  
Mother's Day

May 14  
Elvis by Greg Miller

May 17  
Business Expo

May 19  
Bingo

May 20  
Neptune Society  
Lunch & Learn

May 21  
Adam Tucker  
Vegas Jukebox Variety  
Show

May 28  
Hamilton at Smith Center

May 30  
Ice Cream Social

\*\*\*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: Meet the Werners

Our Cinco De Mayo celebration is at **4 p.m. on Monday, May 5**, at the Pioneer Center with a nacho bar and music by Scott Grove. The 1880 Grille will have a cash bar here for drinks and, of course, margaritas. Please remember to bring cash any time we have a cash bar.

Ben Martinsen, General Manager for Virgin Valley Water District and Natalie Anderson will be here at **9 a.m. on May 6**. Enroll today to meet Ben and learn new portal information, the total number of sign-ups, where water comes from, and how much water we have and more.

May is for Mother's Day. Sun City Mesquite (SCM) will celebrate Mother's Day on **Sunday, May 11 at 1 p.m.** with cake and punch in our Pioneer Center lobby.

Elvis Presley by Greg Miller will be in the house **4 p.m. – 6 p.m. on May 14** for another spectacular show. If you like Elvis, you will love this show. Don't miss it - only \$16 per person.

Adam Tucker is back by popular demand for his high energy Vegas Jukebox Show on **Wednesday, May 21, at 4:30 p.m.** Although he is known for his Vegas Tim McGraw show, this is a new show with Jukebox songs. This distinctive-looking guy can shake, dance and sing like no other! Only \$17 per person.

Don't forget to enroll for our fun Ice Cream Social at **2 p.m. on May 30** with a choice of your favorite toppings on your sundae.

We will celebrate National Donut Day in the Pioneer Center lobby at **10 a.m. on Friday, June 6**.

We chartered a bus to see the Las Vegas Aviators vs. Iowa Cubs on **Sunday, August 31**. The bus departs SCM at **3:30 p.m. for the 6:05 p.m.** ceremonial first pitch.

On **September 6**, we will take a bus to see UNLV take on UCLA football game at the state-of-the-art Allegiant Stadium. We will announce times when determined.

A love of country music and dancing brought Chuck and Laurie Werner together 30 years ago when they met at a club. Chuck asked Laurie to dance, and a year later, they married. Blending a family that joined the couple and three children each was almost effortless, perhaps because of how warm, welcoming, and inclusive the couple are with each other and those they meet.



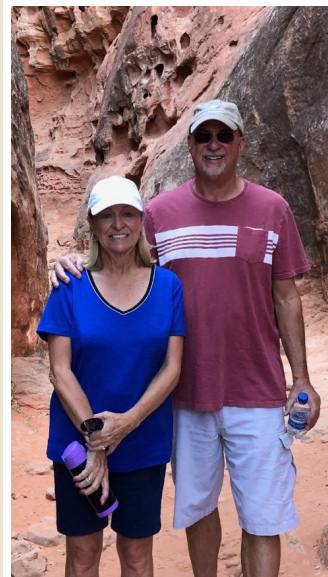
They share easy laughter between each other as they share stories of their family, now complete with 12 grandchildren aged 7 to 25. "Family is very important to us," said Chuck. "And part of the reason we ended up in Sun City Mesquite,"

The couple lived in Salt Lake City and made the trek to visit three of their children in Las Vegas several times a year. "We drove by Mesquite many times but never thought to stop here until we saw an ad about Sun City," Chuck recalls. The Pioneer Center, community amenities, and friendliness of those they met helped seal the deal. They purchased their home in Saddlehorn ten years ago and never looked back.

They love taking advantage of the trips offered to residents and have seen many concerts and cultural events in Las Vegas and Tuacahn. Chuck is an avid athlete who golfs and has medaled in several Mesquite Senior Games events. He is most proud of the gold medal earned as part of a 4-person bocce team. "It was

great to share that medal with three friends," he said. Laurie is a needlework artist creating whimsical stuffed animals and other items using the amigurumi crochet technique.

Memories made with their family include hiking, driving the grandkids in their golf cart, and game nights. "We love to play Wizard and Hand and Foot with the kids," Laurie said. "We are really living our best life here." Chuck agreed, "We were looking for a small, welcoming community, and we found it here in Sun City."







## Mesquite Local History - The Visionary Behind the Dream – Who Was Del Webb?

### The Delbert E. Webb (1899-1974) Legacy and Sun City

A three-part historical series exploring the fascinating story of Del Webb, Sun City's founder, and the man whose vision re-shaped the style of retirement living.

#### Part One of Three

#### The Visionary Behind the Dream – Who Was Del Webb?

Del Webb had a bold vision and a knack for thinking big. Long before retirement communities became a norm, Webb saw an opportunity. His opinion? “People weren’t retiring from life, just retiring from work.”

An avid baseball player, Webb grew up in California with dreams of going pro until a severe bout of typhoid fever in 1927 nearly killed him. Seeking a dry climate, he moved to the Phoenix area and began working as a carpenter. By 1928, he had started his own construction company with a single concrete mixer and a few shovels, wheelbarrows and picks.

His firm quickly grew, even at the height of the depression. During the 1930s and early 1940s, his company built many projects, including hospitals, ballparks, hotels and military facilities supporting World War II. A lifelong baseball player and fan, in 1945, Webb and a partner acquired the New York Yankees.

In the late 1940s, notorious mobster Bugsy Siegel hired Webb to finish building the Las Vegas Flamingo Hotel and Casino after blown budgets and schedule delays had plagued the project.

Bugsy was shot to death in 1947, most likely by his own associates, allegedly due to the project’s cost overruns and his mob partners’ suspicions of embezzlement. But Webb’s successful completion of the Flamingo brought national attention and helped shape Las Vegas into the entertainment hub it is today.

Webb wasn’t just interested in glitz and glamour; he had a far bigger idea.

In the post-war years, as America boomed and demographics shifted, Webb recognized retirees were living longer. Many sought purpose, connection and activity - not just rocking chairs. Webb pictured building resort-style living where retirees could stay active and enjoy a strong sense of community.

Part Two continues with the grand opening of the first Sun City, sparking a national movement.



## Quick and Easy Alfredo Sauce



### Ingredients:

½ cup butter

1 (8 ounce) package cream cheese

2 teaspoons garlic powder

2 cups milk

6 ounces grated Parmesan cheese

1/8 teaspoon ground black pepper

### Directions:

Gather all ingredients.

Melt butter in a medium, nonstick saucepan over medium heat. Add cream cheese and garlic powder, stirring with a wire whisk until smooth. Add milk, a little at a time, whisking to smooth out lumps. Stir in Parmesan cheese and pepper.

Remove from heat when sauce reaches desired consistency. Sauce will thicken rapidly. Thin with milk if cooked too long.

Toss with hot pasta to serve.







## Messages from Your Resident Board Members

**George Young - Sun City Mesquite (SCM) Board Member**

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

**How well do you know your community? (Part 1 of 2)**

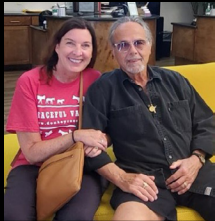
(Answers provided below)

1. How many subdivisions (villages) are listed on the Master Plan for Sun City?
2. How many subdivisions (villages) can you name?
3. Which is the smallest subdivision (village) in Sun City?
4. Which subdivision (village) is not age-restricted?



(1) 33; (2) Suntero, Dashing Waters, Distant Summit, Dancing Boot, Hickory Wind, Horseshoe Pass, Horseshoe Ridge, Outlook Point, Crimmon Ridge, Tortoise Ridge, Tortoise Mountain, Prairie Schooner, Split Rail, Tannery Cove, Saddle Horn, Conestoga Camp, Tumbleweed Trail, Amber Sky, Roaring Creek, Wisdom Peak, Dusty Rose, Prominence, Wishing Well, Wagon Trail, Water Barrel, Reunion Valley, Branding Iron, Overland Trail, Frontier Pass, Crescent Moon, Oxen Ridge, Settlers Canyon and Bridge Landing; (3) Prairie Schooner; (4) Suntero

## Bus Trip to Temecula and Palm Springs





## Sun City Clubs: The Bridge Club of Sun City: A Thriving Community

The Bridge Club is flourishing under the leadership of President Ken Womer, Vice President Loie Yester, and Secretary David Zehnder.

Bridge, a game renowned for its depth and complexity, isn't something one can master overnight. Recognizing this, the Bridge Club offers lessons every Tuesday from 10 a.m. to noon, gradually allowing anyone to become proficient in the game.

The club boasts a membership of around 50 individuals. The playing system encourages interaction and fairness: members are assigned randomly to four-person tables representing the cardinal directions - North, South, East, and West. North and South form a partnership to play against East and West. After each game, a new set of players is randomly assigned, ensuring everyone can play with different partners.

There are two types of bridge games: Duplicate Bridge and Rubber Bridge. Duplicate Bridge, known for its relaxed atmosphere, allows players to choose their partners. In contrast, Rubber Bridge assigns partners, adding a different dynamic to the game.

The club maintains a balanced ratio of men and women, fostering an environment where the primary goals are socialization and enjoyment. A fee of \$5 is charged for membership.

Scores are tracked and displayed monthly, with the top yearly scorer receiving a small trophy. While the club is not affiliated with any official bridge association, it remains a haven for those who relish the camaraderie and challenge of the game.

To join, contact the front desk for information. Anyone with a knack for card games can learn bridge. Beginners are encouraged to attend the Tuesday classes.

Overall, the Sun City Bridge Club stands as a testament to the enduring appeal of bridge and the strong community bonds it fosters. With its welcoming atmosphere and structured approach to the game, the club continues to thrive and bring joy to its members.



## Welcome New Sun City Residents



Don & Michelle Bailey  
Lisa Clayton & Lauren Vaniski  
Bob & Lisa Densmore  
Jim & Mary Jo Flannery  
Richard & Kathy Gonzalez  
Louella Jones  
Don & Paule Lowrey  
Patrick Luciano  
Mike & Denyne McDonald  
Anthony & Susan Miller  
David & Cathy Moldenhauer

Colorado/Texas  
Las Vegas, NV  
Newport, OR  
Helena, MT  
Helendale, CA  
Colorado Springs, CO  
Las Vegas, NV  
Helendale, CA  
Ellensburg, WA  
Billings, MT  
Seaview, WA

Duane & Candace Nelson  
Craig Priest  
Bob & Lee Ann Prouty  
Jim & Lisa Raines  
Tom & Marci Riggs  
Rod & Julie Russell  
Gene & Linda Scheffler  
Dan & Kathy Sereno  
Jerry & Cheryl Shaner  
Bob & Joanne Sillin  
Scott & Tanya Smith

Lincoln, CA  
Gilbert, AZ  
Elizabeth, CO  
Holladay, UT  
Boulder, CO  
Ely, NV  
Henderson, NV  
Wailuku, HI  
Las Vegas, NV  
Full-time RV-CO  
Tucson, AZ



## Business Corner: Monica Perez and Faith Davis: Two Partners--not in Crime—Making You Feel Good!



Monica Perez was born, raised and stayed here in Mesquite. She is licensed in Nevada and has been a Licensed Massage Therapist (LMT) for over eight years. In February of this year, she just celebrated her 10-year wedding anniversary with husband, Michael. The two of them have three children ages 5, 7, and 9--which she says is a job in itself!

In 2018, after graduating from Massage School, Monica got her start at the Casablanca Spa, where she stayed for two years until venturing out to start her own practice.

Monica met Faith Davis at Massage School and a lasting friendship and later successful partnership evolved. Monica is trained in many modalities: Swedish, Deep Tissue, Hot Stone, Body Wraps, etc. She claims her favorites are deep tissue massages and sports massages.

Faith Davis, at Gentle Hands of Faith, in addition to the other massage modalities, also focuses on soothing lymphatic drainage, salt/sugar scrubs, body butters, etc. These two LMTs complement each other well in services offered. Both offer massages in their studios or at your home (extra charge) as well as couples' massages.

While they both have their separate businesses, sometimes overlapping in modalities, these two LMTs complement each other well, with their clients being their first concern.

As members of the Mesquite Chamber of Commerce, they both love being involved in special events with their philosophy of helping the community and uplifting other small businesses in Mesquite.

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Monica Perez  
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monica\_perez@monicaspa.com  
Monicaspa.com

Faith Davis  
702-410-4190  
GentleHandsOfFaith@gmail.com  
GentleHandsOfFaith.com

## Conestoga Golf Club and 1880 Grille

### 1880 Grille

The 1880 Grille has updated the dining space as well as the outdoor seating space. It is the perfect place for Sun City Residents to enjoy breakfast, lunch, or dinner. Introduce yourselves to your server and mention the Sun City discount. The hours of operation are 6 a.m. to 9 p.m. Breakfast is served until noon. The menu is available online at [www.conestogagolf.com](http://www.conestogagolf.com).

Please note that the Grille will have a Mother's Day special on May 11. Visit Facebook @ 1880 Grille for additional information. Please contact the 1880 Grille at 702-346-4292 for special events and early closures.

### Conestoga Golf Course

The Conestoga Golf Club has been recognized as one of Nevada's top golf courses. Golf Mesquite Nevada lists it as one of the must-play courses in Mesquite.

The Pro Shop hours for May are 6 a.m. to 5 p.m. The driving range hours are the same as the Pro Shop hours except on Monday. On Monday, the driving range will close at 4 p.m. Tee times begin approximately one hour after sunrise. Tee times can be booked online at [www.conestogagolf.com](http://www.conestogagolf.com) or by calling the Pro Shop at 702-346-4292.

Save the date, June 21, for participating in the Sun City Residents Closest to the Pin Contest. Contact the golf course for more information.

Please note, Sun City Residents and their guests are not permitted to ride bikes, walk dogs or walk the cart paths at any time. Thank you.



## Critter Corner: Nevada's Silent Stalkers – The Secret Life of Bobcats

Nevada's vast deserts, rocky canyons and scrub-covered hills are home to one of the state's most elusive residents - the bobcat (*Lynx rufus*).

Though rarely seen, these wildcats thrive in the Silver State. About twice the size of a domestic cat, bobcats are instantly recognizable by their short "bobbed" tails, tufted ears and spotted coats that blend perfectly with the desert environment.

Bobcats are masters of stealth. Primarily nocturnal, they roam silently, searching for prey such as rabbits, birds, mice and reptiles. Bobcats are great climbers and often stash food high in trees. They can leap up to 12 feet in a single bound.

Despite their solitary lifestyle, bobcats communicate in many ways. They use scent markings, claw marks on trees, and even yowls echoing eerily through the desert at night.

Bobcats typically mate once a year, and the female carries her kittens for about 60 to 70 days before giving birth, usually in a hidden den made in a hollow tree or rock crevice. The mother raises her young kittens alone, teaching them to hunt and survive in the wild.

Bobcats are remarkably adaptable, unlike their lynx cousins, who prefer cold, snowy regions. They thrive in Nevada's dry heat and are equally at home in mountainous forests or arid lowlands. Their populations are stable due to their elusive behavior and secretive dens.

A bobcat's hearing is so acute it can detect the movement of prey beneath snow or brush. Combined with whiskers that sense air currents and vibrations, bobcats are silent, efficient hunters, even in total darkness.

Mysterious and impressive, bobcats are a fascinating symbol of the wild resilience in Nevada's natural landscapes. You may never see one, but a bobcat might be silently watching you from the nearest rocky outcrop.



## May Festivals and Events

All Month	Tuacahn Saturday Market and Cafe (Cafe open until Noon) 1100 Tuacahn Drive, Ivins, UT 9 a.m. - 1 p.m.
April 26-May 30	Places to Remember - All Media Themed Art Exhibition & Competition, Mesquite Fine Arts Gallery, 15 W. Mesquite Blvd.
April 30-May 3	Mesquite Days Full Schedule <a href="http://www.facebook.com/MesquiteNVRecreation">www.facebook.com/MesquiteNVRecreation</a>
May 2	Steel Magnolias (additional shows May 3, 9, 10) Mesquite Community Theatre, 150 N. Yucca, 7 p.m.
May 6	Brown Bag Cultural Series: Darlene Montague-College of Southern Nevada Mesquite Fine Arts Classroom, 15 W. Mesquite Blvd., Noon
May 15	Bell Choir Performance @ United Methodist Church 420 Turtleback, 4 p.m. - 6 p.m.







## Community Manager's Corner



Philip Crapo

Sun City New Homes - 2025	Actual Mar YTD	Budget Mar YTD	Budget Variance	Budget Total 2025	Comment #
New Home Sales	47	44	3	175	1, 2 & 3
Tot Sun City Homes-Mar mo-end	2,668	2,665	3	2,796	
Approx Residents at 1.85/Home	4,936	4,930	Not Budgeted		
Total Suntero Homes-month-end	50	52	(2)	71	
Sun City Resales - 2025	Mar YTD	%	Avg \$/Sq Ft		
Less than 1,600 Sq FT	19	49%	\$268		4
1,600 to 2,000 sq ft	8	20%	\$284		5
2,000 Sq Ft	12	31%	\$280		6
Total	39	100%	\$276	Value of Our Home	
Sun City Resales-History	Total Resales	% by Size	Annual % incr in \$/SF sold	9.25 Yr Avg Resales/mo	
2016 to Mar-25					
Less than 1,600 Sq FT	515	47%	6.7%	4.6	7
1,600 to 2,000 sq ft	281	26%	7.7%	2.5	8
2,000 Sq Ft	294	27%	7.5%	2.6	9
Total	1,090	100%	7.1%	9.8	
			Annual rate of return		
Consolidated SCM, AMM & BI Income & Expense Report in '000's	Actual Mar YTD	Budget Mar YTD	Budget Variance	Budget Total 2025	
Sun City Income	\$1,314	\$1,312	\$2	\$5,357	10
Expenses:					
Admin	\$372	\$393	\$21	\$1,595	
Landscape	\$192	\$197	\$5	\$818	
Maintenance	\$70	\$83	\$13	\$341	
Water	\$54	\$43	(\$11)	\$476	
Electric	\$49	\$41	(\$8)	\$191	
Gas	\$7	\$14	\$7	\$45	
Other Costs	\$7	\$31	\$24	\$132	
Reserves	\$431	\$432	\$1	\$1,761	
Total Operating Exps	\$1,181	\$1,234	\$53	\$5,357	11
Surplus/(Deficit)	\$133	\$78	\$55	\$0	12

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

- 1- 47 New Homes sold Mar YTD, 3 over the YTD Bud of 44. 175 is the Budget for Tot 2025.
- 2- Since 2016, Sun City New Home sales have averaged 14 per month vs 10 Resales/mo.
- 3- Since 2016, we've experienced a 9.7% annual growth rate in New Home Sales.

Note: 9.7% annual growth, despite CV19 in 2020 & 4.6% avg yrly Inflation from 2020 to 2024, is excellent.

## A Total of 39 SC Resales Mar YTD 2025 - Data from SC Realty's monthly color flyer

- 4- Homes are grouped by 3 sizes and Resale data for every home is tracked.
- 5- Mar YTD 2025 ended with Avg \$/SqFt ranging from \$268 to \$284 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, 9.25 Years of Data

- 7- Avg Resales/mo are approx. 10 vs 14 New Home Sales over 9.25 yrs. Very consistent.
- 8- Resale % by Size has been consistent with New Homes Sold by Size over 9.25 yrs.
- 9- Our Avg Annual Rate of Return in Resale \$/Sq Ft ranges from 6.7% to 7.7%

Note: 9.25 yrs of Resale data provides support for the consistent value of our Home Investment.

## Comments on Mar YTD 2025 Income &amp; Expense Report - another positive Financial Report

- 10- Income is \$2K over Budget. New home sales exceeded Budget by 3 Mar YTD.
- 11- Tot Exps were \$53K under Bud for Mar. Most Exps under Bud to offset higher Water & Elect
- 12- This results in a Total Surplus for YTD Mar 2025 of \$133K or \$55K Favorable to Bud.

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### Income Plan

- 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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**Summerlin, Henderson and Mesquite.**

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**“May Is Mental Health Awareness Month. We want to remind you that your mental health matters.”**

**At Comfort Home Health & Hospice, we believe in caring for the whole person—mind, body, and spirit. During Mental Health Awareness Month, we want to remind our patients, families, and community that you are not alone.**

### **Did you know?**

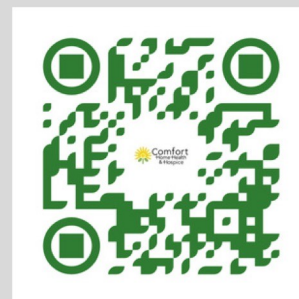
- 1 in 5 adults experiences mental illness each year.
- Depression is common among those with chronic illnesses or those receiving end-of-life care.
- Addressing emotional well-being improves quality of life and can even enhance physical recovery.

### **What you can do:**

- Talk openly about mental health
- Reach out to loved ones
- Practice self-care and mindfulness
- Don't hesitate to ask for help

**We are here to support you. Our Home health & Hospice team provides:**

- Emotional and psychological support
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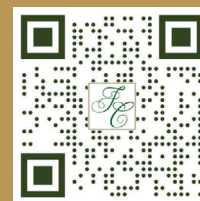
**Jeffrey Bird, RICP®**  
Financial Advisor



**Ronald Bird**  
Financial Advisor



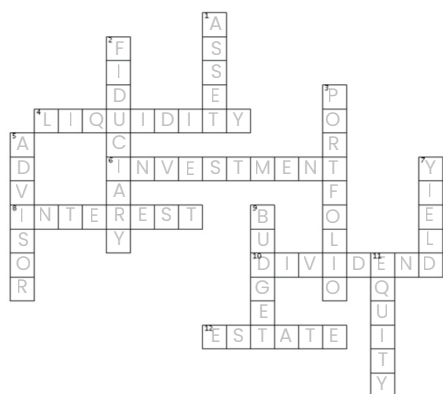
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### WEALTH MANAGEMENT

WEALTH	ESTATE	INSURANCE
DIVIDEND	PLANNING	ASSET
CASH FLOW	INCOME	BUDGET
INFLATION	PORTFOLIO	TRUST
RETIREMENT	SOCIAL SECURITY	ADVISOR

### Financial Insights: Answer Key



R	E	T	I	R	E	M	E	N	T	M	R	R	U
P	E	U	L	D	W	I	T	O	D	D	U	L	T
S	O	C	I	A	L	S	E	C	U	R	I	T	Y
T	E	S	T	A	T	E	G	T	E	G	D	U	B
E	P	O	R	T	F	O	L	I	O	N	B	H	N
P	C	T	A	I	R	N	E	N	S	P	G	T	D
D	C	R	S	S	N	T	I	I	T	L	S	L	A
I	A	D	S	N	S	S	W	N	G	A	O	A	D
V	S	I	E	E	A	C	U	M	E	N	R	E	V
I	H	F	T	U	C	M	I	R	H	N	I	W	I
D	F	T	R	U	S	T	D	R	A	I	L	T	S
E	L	E	N	O	I	T	A	L	F	N	I	I	O
N	O	N	U	L	E	O	V	N	T	G	C	W	R
D	W	I	N	C	O	M	E	S	C	A	C	E	Y

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\*Best of Mesquite" was awarded by vote of the readers of the local "Mesquite Monthly" Newspaper.\*