

NEWSLETTER

LINKVIEW DRIVE HOA



ISSUE | January 2026

Happy New Year Linkview!



LOOK WHAT WE ACCOMPLISHED IN 2025!

(Details Inside)

- Our very own Linkview website! (www.Linkview.org)
- Trimming & maintenance; all 455 Linkview trees.
- Over \$40,000 in annual savings from better irrigation control & landscape management.
- Comprehensive CAD drawings of infrastructure.
- Monthly irrigation consumption tracking.
- Late fees from management-transition waived.
- Waiver Project - (see p4)
 - Major meetings with SNWA.
 - Professional consultants advising Linkview.
 - Turf variant testing.
 - Irrigation modifications & system pressure lift.
 - Linkview is a founding member in a coalition of Las Vegas HOA's collaborating on responses to AB356.



MAJOR ANNOUNCEMENT

An international company has agreed to donate thousands in equipment & expertise to test an innovative, water-saving irrigation technology in Linkview. The entire Las Vegas Valley will be watching this test! (see page 4)

YOUR EXECUTIVE BOARD

- Paul Winn
- Cecile Levin
- Philip Avello

MANAGEMENT CONTACT

- Have a question about the HOA?
- Need a form?
- Need to make a payment?
- Need to report an issue?
- Need to change your contact information?
- Contact our Community Manager:

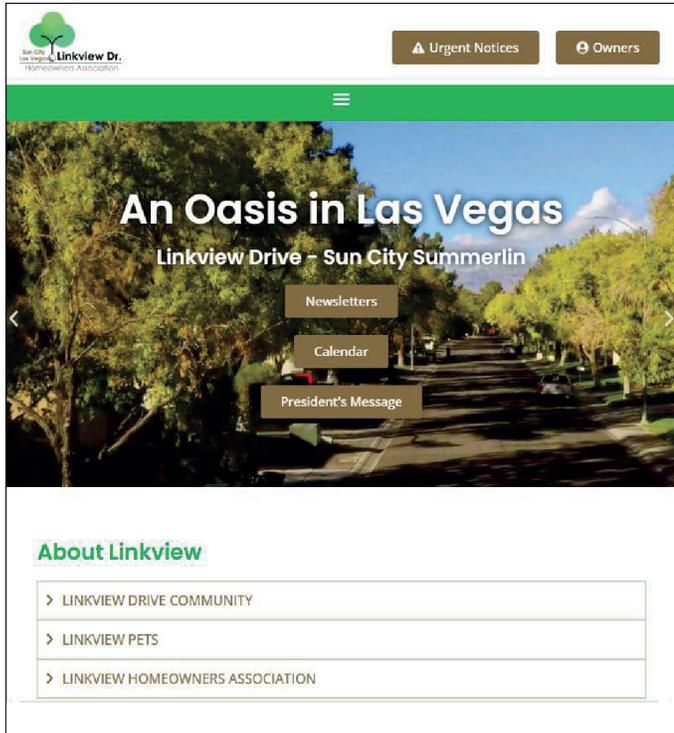
Lauren Ingram
westward
(702) 996-1644



IMPORTANT NOTICE

The 2025 fourth-quarter ownership meeting was rescheduled till February to allow time for a special review of the Linkview Reserves.

VISIT: www.Linkview.org



Last year, your association introduced its very own website. While it was designed to provide both timely and urgent information to you - our owners, it is also meant to make community facts and information available to the general public and even potential new neighbors.

Linkview does not plan to abandon paper-mail notices or occasional newsletters, but the website allows more frequent and urgent communications more cost effectively. In fact, our annual website operation costs less than four mailings per year but with the added benefit of instant distribution as necessary.

Our web team is looking for volunteer contributors who live in Linkview. So if you have experience writing or reporting, please send a note to our webmaster at info@Linkview.org!

CARING FOR OUR FOREST

The 455 mature trees in Linkview are perhaps the community's biggest asset; not only from an aesthetic and environmental standpoint, but also greatly increased property values. In fact, four years ago a certified arborist valued each of Linkview's original trees at between \$7,000 and \$15,000 each and as much as \$20,000 for our majestic Pines trees.

Last November and continuing in early 2025, Linkview made a major investment in tree maintenance as the forest had not been properly trimmed or cleared for five years. Given the investment and long-term implications of the task after a rigorous vetting and bidding process, including a comprehensive specification and tree-by-tree scope of work, the job was awarded to First Choice Tree Service; a long-time, family-owned Las Vegas firm with outstanding credentials. This was a particularly important process as the last trimming was done both improperly and superficially. And because the last trimmer did not follow proper sanitation protocols, our Ash and other species were infected with 'sooty-canker' from contaminated tools used in other parts of the valley. As a result, over the last five years, at least twenty large trees had to be removed due to death and others needed severe trimming to prevent further spread of disease. Today, even some surviving Ash trees remain without full canopy, but that is by design for the future health of our forest.



LINKVIEW DISCUSSIONS WITH SNWA

In April, your Linkview board and executives from Sun City, met with principle representatives of SNWA along well as several consultants who have been assisting in our mission to save Linkview’s forest. The exchange lasted over two hours and while no decisions were made, it was a candid discussion of viewpoints, facts, research data and opinions.

Linkview Waiver consultant John Long conducted the meeting and presented expert-based research as did two other Linkview consultants who participated by Zoom. Dr. Kelly Kopp, USU agronomist specializing in landscape water conservation and sustainable turfgrass management presented viable alternative options for Linkview ground-covers that meet or exceed irrigation coefficients of ground-covers already approved by SNWA. Abdullah Alarees, an independent, Giza-Egypt-based hydrologist-engineer specializing in desert-environment irrigation design, spoke to the efficacy and water-saving expectations of Hunter Industries’ patented MP-Rotator irrigation technology with formulae projections he developed specifically for Linkview’s forested area.

While the meeting clearly illuminated two disparate viewpoints of each group (removing common-area turf versus maintaining Linkview’s forest), in the end there were several common areas of interest. SNWA’s remarks left Linkview’s

LANDSCAPE CONVERSION DISCUSSION
Sun City Committee Room / 4-29-2025



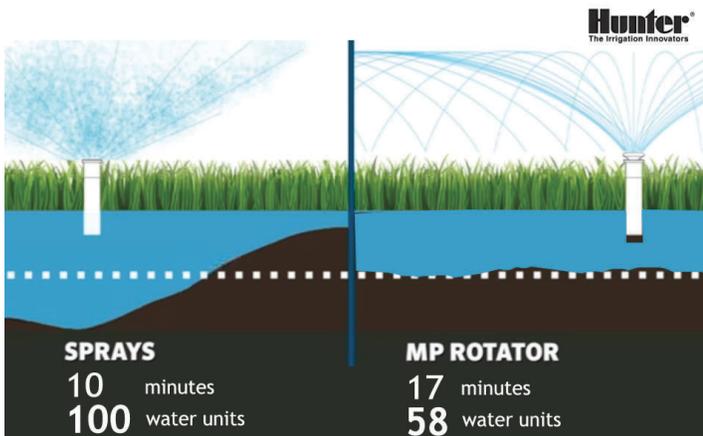
**SOUTHERN NEVADA
WATER AUTHORITY**



Linkview Dr.
Sun City
Homeowners Association of Las Vegas

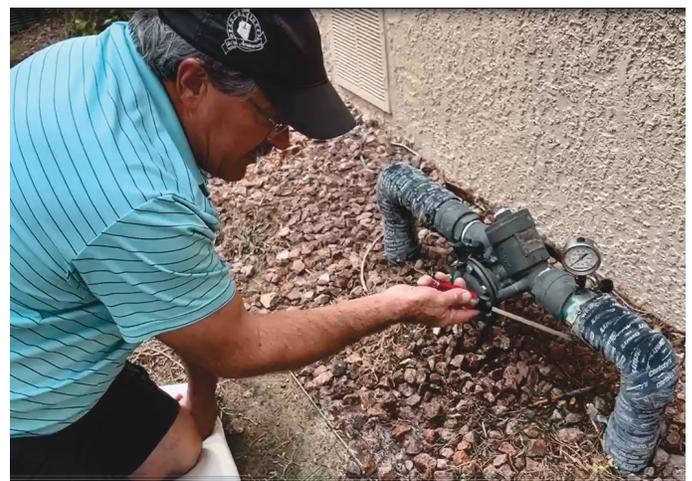
<p>HILLERY FRANCIS Conservation Services Administrator</p> <p>MICHAEL BERNARDO Enterprise Conservation Division Manager</p> <p>ZANE MARSHALL Director Water Resources; SNWA</p>	<p>Dennis Dyer HOA President</p> <p>Phil Avello Director</p> <p>Cecile Levin Director</p> <p>Paul Winn Director</p> <p>Hunter <small>The Irrigation Innovators</small></p>	<p>John Long Consultant</p> <p>Jeff Rorick President, Sun City</p> <p>Dick Clark Past President, SC</p> <p>Kelly Kopp - Z Turf Consultant, USU</p> <p>Abdullah Alarees - Z Desert Irrigation Engineer Giza, Egypt</p>
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representatives with the impression that there was perhaps interest in jointly testing new irrigation technologies that may have valley-wide application and benefits. Linkview has since been directing much time and effort toward a meaningful test. As a show of confidence in their products and ability to impact irrigation water savings in Clark County, California-based Hunter Global and their C-suite has committed to a substantial donation of their technology in a test-zone within Linkview at no cost! Some cynics may view this offer as an effort to sell product. Linkview’s position is, if it helps solve valley-wide irrigation problems in Southern Nevada. Hunter is a rare breed to step-up when the chips are down... let’s go for it Hunter!



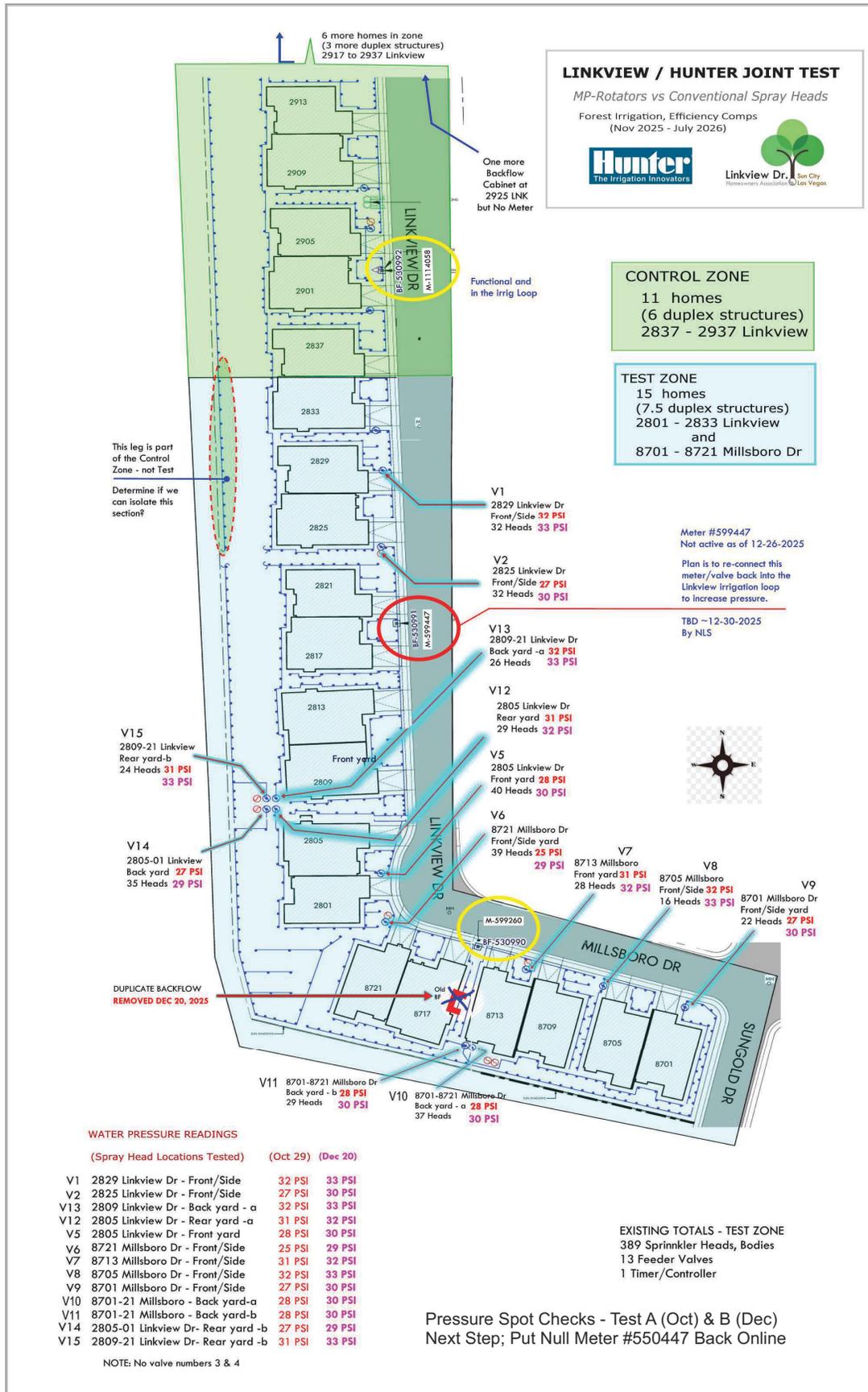
PREPARING FOR THE HUNTER TEST

In preparation for the Hunter Global test, an irrigation-systems and hydrology expert who works closely with Hunter, was dispatched from Arizona to Las Vegas by Hunter’s Director of Sustainability to inspect and advise on the status of Linkview’s aging irrigation system. During his survey, Doug Donahue found numerous leaks and pressure choke points which he, NLS and Linkview are working to correct. In fact, a shout-out is in order to Ruben Damian, the NLS field-supervisor, for his ready, willing and hands-on assistance in all aspects of our Waiver irrigation project. Thanks, NLS!



SEE PLANNED TEST ZONES & PRESSURE RESULTS NEXT PAGE.

Planning Diagram for Hunter MP-Rotator Irrigation Test

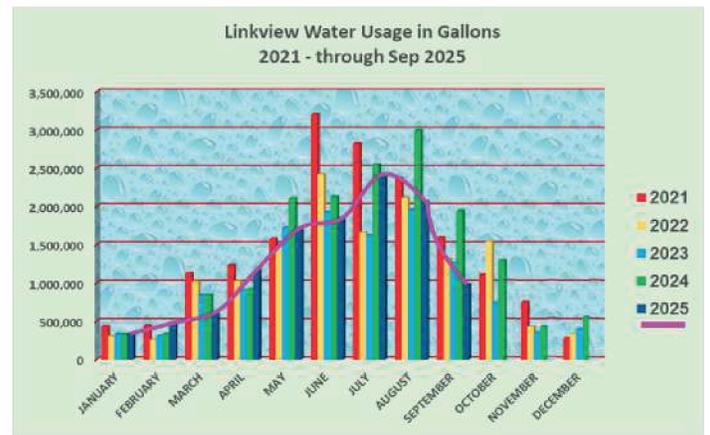


Note: Seed testing has no impact on or relation to irrigation tests.

LINKVIEW IS BEING WATER-WISE

As many of our owners know, Linkview has been carefully tracking our irrigation water-use for nearly three years including a data look-back to 2021. Given that irrigation is our single largest operating expense, it is actually surprising that your current board is the first to do this as part of the association’s management discipline. But with the approaching SNWA deadline for meeting certain restrictions on irrigation, along with our ongoing efforts to explore and implement various water-saving practices, your board believes more than ever that our tracking and responsible management will be key to maintaining our unique environment and quality of life.

Notably as a result of our managed-irrigation protocol, we have been able to reduce our average annual water expense by nearly \$20,000* despite increasing rates. This, along with a more accountable and responsive landscaping company have combined to positively impact our operating budget by approximately \$40,000. These savings gave the board enough flexibility this past year to tackle the long overdue tree-care project and keep our forest healthy.

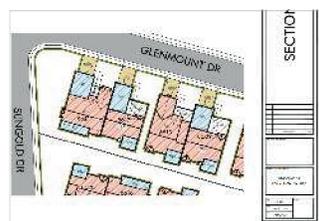


Mapping Linkview

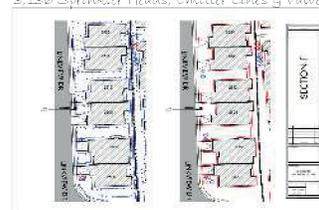
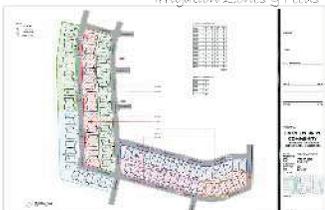
GIVEN THE POTENTIAL INFRASTRUCTURE ISSUES WE FACE AS A COMMUNITY - I.E. CONVERSIONS, IRRIGATION MODIFICATIONS, RE-LANDSCAPING, REPAIRS, ETC.. THE BOARD LAST YEAR COMMISSIONED A COMPREHENSIVE SET OF CAD DRAWINGS OF EVERY COMPONENT OF OUR COMMUNITY AS ORIGINALS ARE LONG-LOST. THIS INCLUDES STRUCTURES, HARDSCAPE, ROOFS, IRRIGATION, TURF & ROCK COVERAGE PLUS THE FOREST WITH PLACEMENT OF EVERY ONE OF OUR 455 TREES SHOWING CANOPY DIAMETERS, ROOT-ZONES AND EVEN OVERLAP. THE CAD ASSET WILL BE INVALUABLE FOR MAINTENANCE AND FUTURE PROJECT PLANNING. (Drawings will be available on the Linkview.org Website).



Trees - placement & diameter
Irrigation Zones & Feeds



Structures
3,126 Sprinkler Heads, Emmitter Lines & valves



GROUND-COVER TEST PLOTS



Residents may have noticed a dozen plots of seed-tests throughout our community. These are essentially ‘experimental grows’ of low-water ground cover variants in areas where turf had died over the past five years. The dead areas first appeared in 2021 and are a predictable challenge due to an accumulation of salts and fungus. However, these same spots recently presented an opportunity to evaluate potential new future plantings without disturbing established ground-cover. Stay tuned.

* October thru December are omitted from chart results due to recent periods of system modifications and test-plot irrigation outside of normal watering schedules.



LINKVIEW HOA
Sun City Summerlin
Las Vegas, NV



To:

SNWA WAIVER UPDATE

FOR LINKVIEW, IT'S ABOUT THE TREES!

Linkview other HOAs and golf courses have joined forces to resist SNWA's mandate to arbitrarily remove grass from our communities where trees exist. Significantly, our parent - Sun City Summerlin - recently and whole-heartedly joined the valley-wide group effort.

Although there are arguments to be made pro-and-con regarding water-use on turf, it has become increasingly clear that the unintended consequences of removing grass under trees is THE EVENTUAL DEATH OF TREES! This is not conjecture; since the draconian SNWA rules under AB356 have started being imposed valley-wide, thousands of mature trees have become unwitting victims to the misguided efforts to save water. Ironically this is happening at the same time the authorities are paying to plant new ones!?

As just a single example of SNWA's disjointed policies, take Spanish Trails - one of our HOA cohort partners. This old and diverse community has numerous examples where mansions are literally next door to town-homes (exactly like Linkview's), and are allowed to keep thousands of square feet of turf while their town-home grass faces forcible removal simply due to SNWA's 'common-area' interpretations of AB356. It is absurd on its face and like others, Spanish Trails is not yielding to it. At the same time, Spanish Trails is also standing firm to protect their trees which are even older and established like Linkview's.

The good news is, Linkview is not tackling this challenge alone; Southern Highlands, Sun City Summerlin, Summerlin North and many aligned golf courses have banded together in an effort to keep our forests and grand-fathered environments intact.

2018



2022



2025



2825 MOUNTAIN GATE - SUN CITY SUMMERLIN