

THE HIGHLANDER

Lifestyle Magazine for the MacDonald Highlands Community

Summer | 2026



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Elevated daytime view
of the community
overlooking the golf
course with the distant
view of the infamous
Las Vegas Strip.

Photo Credit:
Komo Golf



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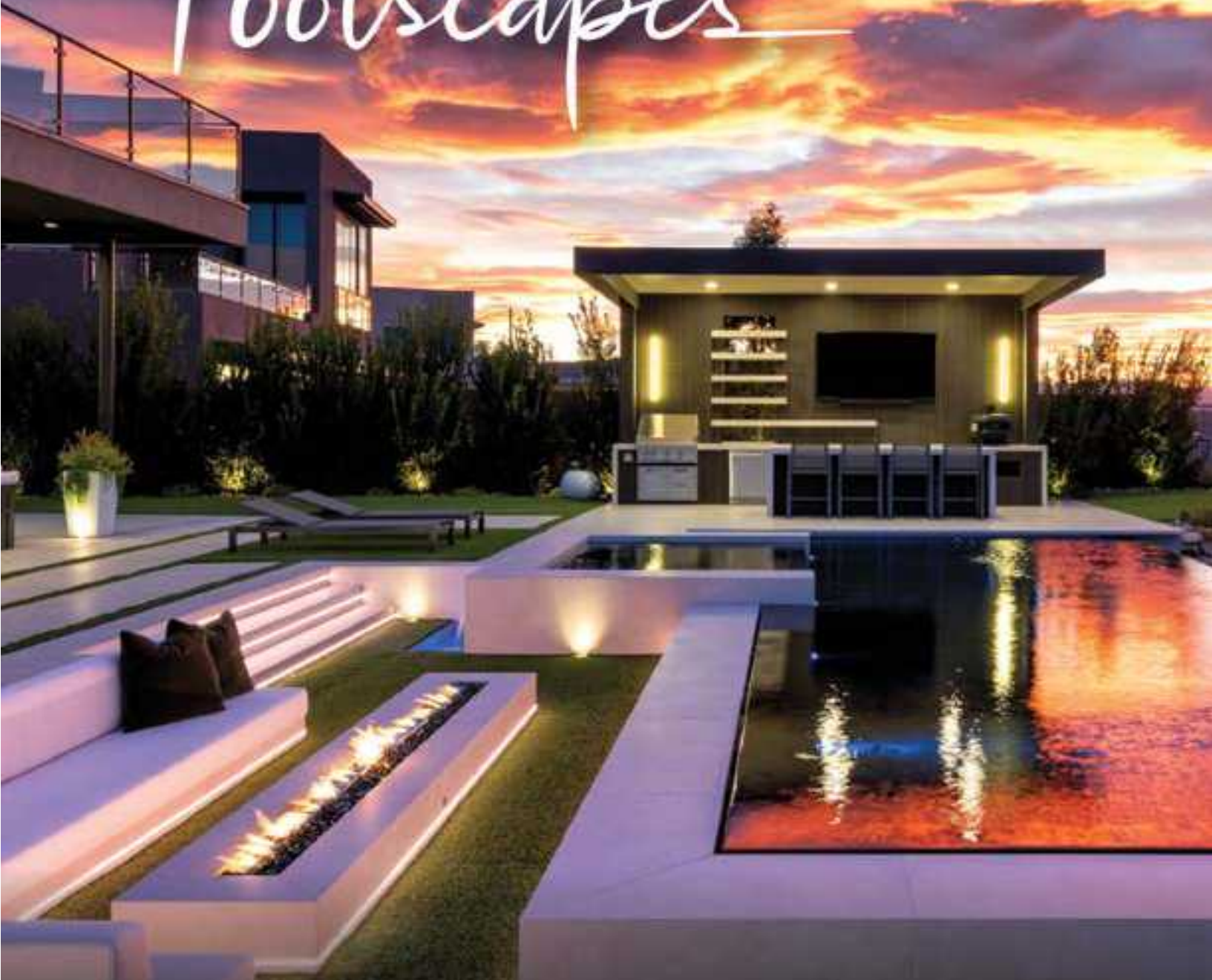
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quarter with information about MacDonald Highlands activities, health & fitness, travel and
many other topics. We hope you will become acquainted with our preferred advertisers
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FOUR SEASONS
PRIVATE RESIDENCES
LAS VEGAS

AN ACACIA LUXURY AND
THE RITZ-CARLTON DEVELOPMENT

QUARTERLY CONSTRUCTION UPDATE

Brad Meltzer, Partner and President of
Two Roads Development

A DEFINING PRESENCE CONTINUES TO RISE

Construction at Four Seasons Private Residences Las Vegas is advancing with remarkable momentum, and the skyline is beginning to tell the story.

The amenity levels have now been completed, a pivotal phase that marks the transition from foundation to the full vision of elevated living taking shape.

These floors will soon be home to an expansive amenity collection: a comprehensive fitness and wellness center featuring massage treatment rooms, steam rooms, sauna, and cold plunge therapy, each element carefully curated in collaboration with the Four Seasons team. A golf simulator, Wolfgang Puck-managed restaurant and wine tasting room, screening room, and dedicated spaces for visiting guests, round out an offering designed for a life lived without compromise.

Above the amenity levels, the residential floors will rise at a cadence of approximately one floor per week, a remarkable pace for a project of this scale. With over 300 workers currently on site, that number set to exceed 600 in the coming weeks. Full structural top-out is anticipated before year's end, a milestone that will mark one of Las Vegas's most significant luxury residential achievements.

With 85% of residences sold and over \$850 million in total sales, including a record-breaking \$100 million quarter, Four Seasons Private Residences Las Vegas continues to demonstrate exceptional demand.



SCAN TO
DISCOVER
MORE



FROM THE DEVELOPER

Richard C. MacDonald

EVERYBODY NEEDS A PLAN "B"

Many years ago, my family moved to Hawaii, and I chose to stay in Las Vegas and finish my semester at the University. That summer I couldn't find a job due to a local recession. The plan I came up with was to drive to Alaska and get a high paying construction job to do earthquake repairs. When I called my father to tell him of my plan, his first comment was, "Do you think your car will make it?" and then a long silence ensued. No, my car probably wouldn't make it, he asked, "Do you have a plan B?" I said no, do you? "Yes", he said, I will send you a ticket to stay with us, get a job as a waiter or busboy, and chase girls on Waikiki Beach. I said, "Dad, I'm there, send the ticket". That Plan B proved to be one of the most eventful of my life.

That trip saw me getting over shyness to become a good salesman and one of the youngest real estate brokers in Hawaii. I met and married Claire and I learned about developing on a hillside. Those events actually helped shape the rest of my life. So, I am a great believer in having a Plan "B".

Now, I don't want to get political, but when Biden got elected, I thought it wise to have assets out of the country, so I came up with another Plan "B". After reviewing several countries, I did significant research and decided on Panama. Panama checked most of the boxes: stable, democratic government, pro-business, low taxes, safe and incredible economy. The people I have met there are fantastic, friendly, interesting and industrious. I started buying condominiums for income and during that process I met some of the best quality developers there and we have become partners on several projects. We just completed moving into a two-story penthouse on a private island, minutes from downtown Panama City. I can't begin to describe how beautiful the place is! It is breathtaking with city and ocean views and a constant soft cool ocean breeze. When one of our club members asked me why I go to Panama, I answered, "because it's my happy place".

Over the years I have brought several of the best projects from Panama to the club and on this trip, I had a chance to check up on the status of some of the developments.

1. Gran Central (the block downtown): I was able to see the excavation/demolition of the project. Sales are moving along, not surprising due to the good CAP rate.

2. Ipanema - Two iconic towers in Costa Del Este, I drove by the project and the first of several floors are going up, which is very exciting.

3. Bosca. Located on the golf course of Santa Maria community. One of the finest golf course (Nicklaus) developments. Inexpensive by our standards and these units are selling well. They even have golf fronting houses in the two million range.

I think it is important for all of us to have a Plan "B", especially the way the world is today. It is comforting to know that whatever happens in the world, we have a safe place to go with assets and an income stream! Obviously, all of us are different and your choice may be another country, but I believe it's a good idea to diversify and internationalize your assets. I don't earn anything if anyone purchases anything. I am bringing projects in because I believe it's a smart thing to do and I want all of you to be protected the way my family is.

I want to wish all of you a great summer vacation season. Enjoy and we'll see you at the club.



E-BIKE SAFETY & CITY OF HENDERSON GUIDELINES

By Dori Sampson

WITH THE INCREASING POPULARITY OF ELECTRIC BICYCLES (E-BIKES), THE CITY OF HENDERSON HAS RECENTLY UPDATED ITS MUNICIPAL CODE TO PROMOTE SAFETY FOR RIDERS, PEDESTRIANS, AND THE COMMUNITY. RESIDENTS SHOULD BE AWARE OF THE FOLLOWING KEY REGULATIONS:



LEGAL VS. ILLEGAL E-BIKES

E-bikes must have fully operable pedals and use pedal-assist technology. Devices powered solely by a throttle (without pedals) are classified as e-motorcycles and are not permitted on city streets, parks, trails, sidewalks, or common areas.

HELMET REQUIREMENTS

Riders under the age of 18 are required to wear a helmet at all times while operating an e-bike or similar device.

SPEED & SAFE OPERATION

Riders must follow posted speed limits and avoid reckless behavior such as stunts or unsafe riding practices.

REQUIRED EQUIPMENT

E-bikes must be equipped with:

- ▶ A front white light
- ▶ A bell or horn
- ▶ A rear red reflector
- ▶ Functional brakes

PARKS & TRAILS USE

Pedal-assist e-bikes are allowed on trails and in parks; however, throttle-powered devices and motorized vehicles are prohibited in these areas.

ENFORCEMENT

Violations may result in citations, and illegal e-motorcycles may be impounded. Parents may also be held responsible for unsafe operation by minors.

These regulations were adopted in response to rising safety concerns and are intended to ensure that all residents can safely enjoy community streets, parks, and shared spaces.

We encourage all residents, especially parents, to review these guidelines with their families and ensure that any e-bike being used complies with City regulations.

Thank you for helping keep our community safe!



MACDONALD[™] HIGHLANDS

Home Owners Association

The community association is led by a five person Board of Directors which protects and enhances MacDonald Highlands. Its duties include many responsibilities, such as maintenance of community assets and the operation of the community itself, creation of annual budgets and design review implementation and construction oversight.

HOA BOARD MEMBERS:

Paul Bykowski, President
Rich MacDonald, Vice President
Gene Raper, Secretary
Jeff Spivack, Treasurer
Nancy Storey, Director

RPMG, Inc. assists the HOA Board in its quarterly meetings. The Architectural Review Committee assists homeowners in remodeling their homes. Any changes to existing homes must be approved by the Design Review Committee.



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DRAGONRIDGE

member spotlight

By: Meghann Trager

THE BETTEN FAMILY



The Betten family has called MacDonald Highlands home since 2020, but their connection to DragonRidge started even earlier. Today, Jordan, Julia, and their son Milo are enjoying everything that comes with life behind the gates while continuing to invest in the community they love through both their business and personal passions.

What first attracted them to DragonRidge was the sense of community and lifestyle that exists once you're inside the gates. Over the years, that connection has only grown stronger. Jordan, who has an active background in real estate and development, and Julia, an interior designer, have completed numerous projects throughout the community and now own three homes in MacDonald Highlands, two of which are rentals. They are currently in the process of acquiring additional lots for future custom spec homes and own a total of 20 homes throughout greater Las Vegas.

Along the way, they've also helped bring friends and family into the neighborhood, including Jordan's in-laws, Jeff and Lena.

"That makes it even more special," Jordan says. "We've been able to bring people we care about into a place that we love."

While real estate has been a significant part of their journey, family remains at the center of everything they do. Much of their time today revolves around raising Milo, who is almost six years old and already taking advantage of many of the activities DragonRidge has to offer. Whether it's Summer Camp, pickleball, golf, tennis, or simply spending time around the club, Jordan and Julia love seeing him experience the same sense of community that drew them here in the first place.

Outside of work and family life, Jordan is involved in a project that has become deeply personal to him. He currently serves as Chairman of the Board for Keshet Academy, a new tuition-free public charter school opening near Valle Verde and the 215. The school is entering its inaugural year and is modeled after highly successful charter schools in New York and California that combine strong academics with advancing children's cognitive functioning through Hebrew second-language learning.

One thing Jordan is quick to point out is that the



school is open to everyone.

"A lot of people hear Hebrew and immediately assume it's only for Jewish families, but that's not the case at all," he says. "It's a public charter school. It's tuition-free and open to anyone."

The school's name, Keshet, translates to "connection" in Hebrew, which reflects the school's mission of helping students become more curious, globally minded, and connected to the world around them. While students will learn Hebrew as a second language, the focus is on language and culture, not religion.

Jordan sees Keshet Academy as a tremendous opportunity for Henderson families and a valuable addition to the educational options available to MacDonald Highlands residents. The school is opening with kindergarten and first grade this year and plans to add a grade level annually with the goal of becoming a full K-8 program. As the school prepares for its inaugural year, one of the primary focuses is growing enrollment and helping more families learn about the unique opportunity it offers.

"The goal is to provide a private-school experience in a public-school setting," Jordan says. "Small class sizes, outstanding teachers, strong academics, and a very hands-on approach."

The mission is personal for the Betten family as well. Milo will be part of the inaugural class this fall, making Jordan and Julia both advocates and parents invested in the school's future success.

Jordan's passion for education started long before Keshet Academy.

In 2012, he spent time in Ethiopia volunteering as a teacher. The experience left a lasting impression.

"I went there thinking I was going to teach entrepreneurship and business skills," he says. "What I realized very quickly was that many of



these kids didn't even have access to basic technology, running water, or some of the things we take for granted every day."

The experience was humbling and helped shape the way he thinks about giving back.

One of the projects Jordan is currently working on involves collecting donated computers that can be brought to Ethiopia later this



year. His hope is to help establish a computer lab that will provide students with free technology access and vocational training opportunities. His father, a former public school teacher, will be joining him on the trip.

"It's something that's important to both of us," Jordan says. "Education has always felt like one of the best ways to create opportunity."

When Jordan isn't working, volunteering, or spending time with his family, there's a good chance he's planning his next mountain climb.

Over the last several years, mountaineering has become one of his biggest passions. His goal is to summit the highest peak on each of the seven continents, a challenge known as the Seven Summits.

The idea first took shape during a trip to Tibet while he was in college. One of his professors pulled out a collapsible golf club at the top of a mountain and hit a golf ball from the summit.

"I thought it was the coolest thing ever," Jordan says.



Years later, Jordan worked with Divnick golf company to create a custom lightweight collapsible club of his own. Now, whenever he reaches a summit, he carries both the club and a DragonRidge flag with him. Once at the top, he hits a biodegradable golf ball off the mountain and snaps a photo with the DragonRidge flag.



His first summit was Mount Kosciuszko in Australia, a trip that became especially meaningful because his mother, who was battling pancreatic cancer, was able to join him before she passed away.

"That one will always be special," he says.

Since then, he has successfully climbed Mount Kilimanjaro in Tanzania, Pico de Orizaba in Mexico, Mount Baker in Washington, Mount Whitney in California and is currently training for future expeditions to Antarctica and South America.

What keeps him coming back isn't necessarily the summit itself.

"It's the solitude," Jordan explains. "Being out there for days or sometimes even weeks, camping under the stars, away from distractions, gives you a lot of time to think. It creates clarity." He compares it to walking a golf course alone. "It's almost meditative. You get to go inward a little bit."

That same mindset carries over into how Jordan approaches life in general. He talks often about balance and the importance of not defining yourself by any single achievement.

"Career is one piece of the pie. Family is another. Faith, health, personal growth, contribution.

They're all important."

He references the Greek concept of Arete, the pursuit of becoming the best version of yourself through balance across all areas of life.

"I don't want to be one-dimensional," he says. "I want to look back and feel like I made an impact beyond just work."



Travel is another major part of that philosophy. Jordan has visited 45 countries and now enjoys sharing those experiences with Julia and Milo. This summer, the family is spending much of July traveling together, with stops in New York, England, the Netherlands and Scandinavia. Milo is especially excited to see the Fourth of July fireworks in New York City, while Jordan is looking forward to visiting the Morgan Motor Company factory in England, combining

another longtime passion, classic cars, with family travel.

Back at home, he enjoys introducing Milo to many of the same experiences that have shaped him. Milo has joined him on hikes, participated in DragonRidge Summer Camp, and is getting exposure to golf, tennis, and pickleball through the club.

"I used to carry him in a backpack when he was younger on hikes," Jordan says with a laugh. "It was great training for mountaineering."



When asked what stands out most about DragonRidge, Jordan doesn't talk about the golf course, the clubhouse, or even the incredible views.

He talks about the people.

"There are some incredibly accomplished people here, but what I find most interesting are the stories behind the success," he says. "You get to know people and learn about the obstacles they've overcome, the things they've built, the causes they care about, and the impact they're making."

For someone who is constantly looking to learn and grow, those conversations have become one of the most rewarding parts of club life.

"As I've gotten older, I've realized how much you can learn from the people around you. Not just professionally, but personally. It inspires you to keep striving to be better."

For Jordan, success has never been measured solely by business accomplishments or mountain summits. It's about creating experiences with his family, investing in his community, supporting educational opportunities for future generations,



and leaving a positive impact along the way.

For Jordan and Julia, the most meaningful part of life at DragonRidge isn't any single project, accomplishment, or adventure. It's the opportunity to raise Milo in a community they love, build relationships with people who inspire them, and contribute in ways that hopefully leave the community a little better than they found it. Whether they're traveling, working on a new home, supporting Keshar Academy, or simply spending time together at the club, the Betten family is focused on creating a life centered around family, growth, and connection. ■

You can learn more about his school at www.KesharAcademy.org or connect professionally at www.BettenGroup.com

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MARKET REPORT Q3 2026

MACDONALD
HIGHLANDS

Luxury Real Estate

MAY 2026 VS. MAY 2025

The Las Vegas Metro single-family market in May 2026 looks remarkably stable on the surface but is meaningfully softer underneath.

1. Closed volume was essentially flat year-over-year — **1,963 sales versus 1,980**, a -0.9% change — while the median close price edged up **+2.1% to \$495,000**.

2. Total dollar volume rose +2.8% to roughly \$1.23 billion.

3. Homes are taking longer to sell — median days on market rose from **21 to 23 days**.

4. Roughly **two-thirds of all sales (65.6%)** closed below their original list price, a pattern that intensifies sharply as price rises.

• **Entry-level is the engine.** The Under-\$750K band is 83.7% of all closings and remains the most liquid, fastest-moving, and most reduction-resistant segment.

• **The middle-luxury tiers softened most.** In the \$750K–\$2M bands, the share of sales requiring a price cut jumped roughly 9–10 points year-over-year, and DOM stretched. Buyers here have leverage.

• **The high end is thin and volatile.** The \$2M+ market grew in unit count but EVERY \$5M+ sale in May 2026 closed below its original ask.

PRICE BAND ANALYSIS

The following tables break the market into the five close-price bands.

The clearest pattern: liquidity and pricing power decline steadily as price rises.

• Lower bands sell faster, closer to ask, with fewer reductions;

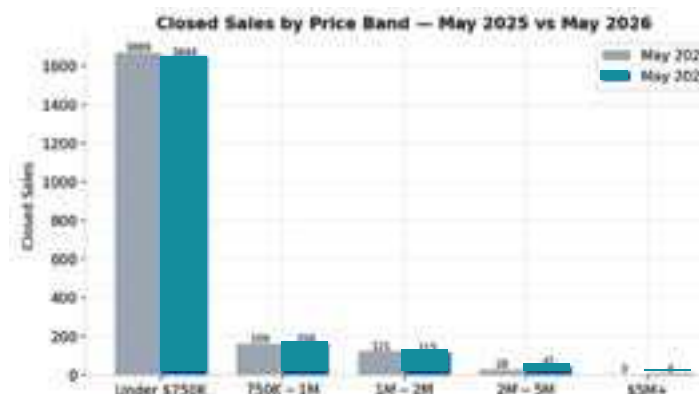
• Upper bands take longer and have most reductions;

MARKET OVERVIEW

The table below summarizes the full Las Vegas Metro single-family market for May '25v.'26

Read it as a market-tone dashboard: prices firm, transaction velocity slowing, and negotiation moving incrementally toward buyers.

Metric	May 2025	May 2026	Change
Closed sales	1,980	1,963	-17 (-0.9%)
Median close price	\$485,000	\$495,000	+2.1%
Average close price	\$602,432	\$624,563	+3.7%
Total dollar volume	\$1,198	\$1,238	+2.8%
Median days on market	21	23	+2 days
Median sold \$/sq ft	\$265	\$260	-2.1%
Avg sale-to-orig-list	98.3%	98.0%	-0.3 pts
% sold below orig list	65.3%	65.6%	+0.3 pts
Cash purchases	20.4%	18.9%	-1.5 pts



MAY 2026 - BY BAND

Price Band	Sales	Median	\$ Volume	Med DOM	\$/SqFt	% Reduced
Under \$750K	1,644	\$465,000	\$768.6M	21	\$233	62.7%
\$750K-\$1M	158	\$841,685	\$134.4M	29	\$281	78.5%
\$1M-\$2M	115	\$1,267,833	\$151.3M	31	\$380	87.0%
\$2M-\$5M	42	\$2,507,500	\$116.8M	35	\$582	69.0%
\$5M+	4	\$8,375,000	\$35.0M	123	\$1,258	100.0%

MAY 2025 - BY BAND

Price Band	Sales	Median	\$ Volume	Med DOM	\$/SqFt	% Reduced
Under \$750K	1,649	\$459,000	\$797.9M	20	\$260	63.0%
\$750K-\$1M	159	\$850,000	\$135.6M	21	\$298	68.6%
\$1M-\$2M	121	\$1,250,000	\$159.1M	30	\$344	78.5%
\$2M-\$5M	28	\$2,775,000	\$80.2M	33	\$601	78.6%
\$5M+	3	\$4,300,000	\$20.1M	42	\$955	66.7%

LUXURY & UPPER-TIER SPOTLIGHT (\$1M+)

1. Combined \$2M+ closings grew from **31 to 46** sales year-over-year — the \$2M–\$5M band alone jumped from 28 to 42 closings (+50.0%).

2. The \$5M+ ultra-luxury tier still remains tiny (4 sales)



The catch: Negotiation intensity rises with price. In 2026:

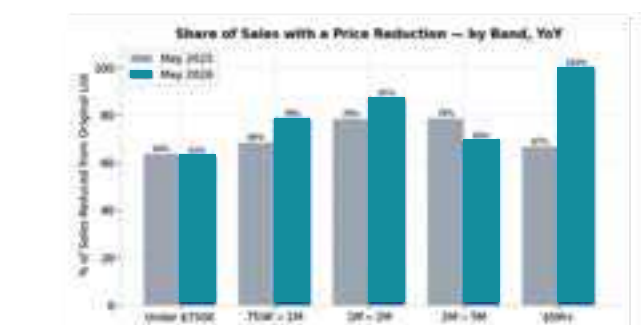
- 87.0% of \$1M–\$2M sales and 100% of \$5M+ sales closed below their original list price.
- The \$5M+ average sale-to-original-list ratio fell to roughly 85.3%, meaning original asks at the very top were set well above where the sale closed.
- Luxury sellers should expect a longer runway — median DOM in the \$2M+ tiers ran 35+ days

PRICE REDUCTION ANALYSIS

Across the whole market, **1,288 of 1,963 homes (65.6%)** sold for less than their original list price in May 2026 — essentially unchanged from 65.3% a year earlier at the metro level.

But the headline hides a clear shift up-market:

- Reductions became more common in the \$750K–\$2M tiers and a given at the very top.

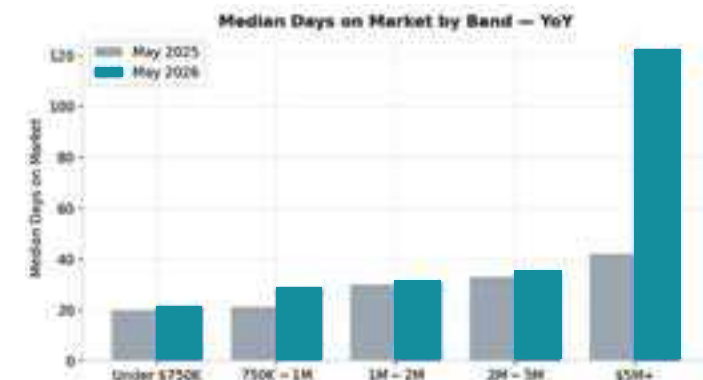


Price Band	% Reduced 2025	% Reduced 2026	Change	Median Cut 2024
Under \$750K	63.8%	62.7%	-1.1 pts	\$17,000 (3.5%)
\$750K-\$1M	68.6%	78.5%	+9.9 pts	\$34,495 (3.8%)
\$1M-\$2M	78.3%	87.0%	+8.4 pts	\$85,000 (6.2%)
\$2M-\$5M	78.6%	69.0%	-9.5 pts	\$215,000 (8.9%)
\$5M+	66.7%	100.0%	+33.3 pts	\$920,000 (9.8%)
ALL SALES	65.3%	65.6%	+0.3 pts	\$20,000 (3.7%)

PRICE REDUCTION ANALYSIS

Velocity slowed across the board.

The relationship is consistent and worth repeating to sellers: the higher the price, the longer the wait.



OTHER NOTABLE INSIGHTS

• **Cash is cooling slightly.** Cash purchases fell from 20.4% to 18.9% of closings, with conventional financing taking more share — consistent with a market leaning a bit more toward traditional, financed buyers.

• **New construction is gaining share.** Homes built 2024 or later rose from 155 to 219 closings YoY — builders remain active competitors for entry- and move-up buyers, and their incentives are part of why resale sellers must price sharply.

• **Distress is a non-factor.** REO and short sales were a rounding error in both years (well under 1% of closings), so price softening is demand-and-pricing driven, not distress driven.



As we get ready to Celebrate **The 4th of July**,
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Kristen Routh-Silberman, MBA, REALTOR

Director, MacDonald Highlands
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Welcome to **THE CAVE**

By Gerry Montiel, PGA

*Welcome
to The Cave,
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available exclusively
to DragonRidge
Golf Members.*

Located between the driving range and the 1st tee, The Cave serves as one of the hubs of our golf operation and is home to our golf instruction and club fitting programs. The Cave's lobby also serves as a pre-round comfort station stocked with complimentary coffee, fruit, and snacks, giving members a comfortable place to gather before heading to the course.

Whether stopping by to warm up before a round, meet members on the range, or spend time working on your game, The Cave has become a favorite spot for many of our golfers.

PGA Director of Instruction Jason Edmiston, PGA Instructor Emeritus Mike Davis, and PGA Director of Golf Gerry Montiel lead one of the most experienced and highly awarded golf instruction teams in the region. The Cave features cutting-edge technology, including a GCQuad launch monitor, advanced video swing analysis tools, and integrated putting analysis software that provide detailed feedback on every aspect of a golfer's game. From driving distance and ball flight to short game performance and putting consistency, the technology helps golfers better understand their strengths, identify areas for improvement, and track progress over time.





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Jason is also Titleist Performance Institute (TPI) Certified, incorporating golf-specific movement and body assessments into his instruction programs to help golfers improve performance, increase efficiency, and better understand how physical limitations can affect the golf swing. That support extends beyond The Cave and into the Fitness Center, where one of our own personal trainers Omar who is also TPI Certified on the fitness side, works with members on mobility, strength, balance, and movement patterns that can help improve performance on the course.

A wide range of fitting equipment from leading manufacturers, including Callaway and TaylorMade, ensures that every club in your bag can be customized to your specific swing and playing style. Whether you are looking to gain distance, improve consistency, fine-tune your short game, or evaluate new equipment, our professional staff has the tools and expertise to help.

While The Cave is an exclusive golf member amenity, golf instruction and club fitting services are also available to social members, who may utilize the facility during scheduled lessons and fitting sessions. Whether you're new to the game, looking to get back into golf, or hoping to lower your handicap, our professional staff offers a variety of lesson packages and coaching programs designed to help golfers of all skill levels enjoy the game more.

If you would like to book a golf lesson or club fitting session, please contact a member of our golf professional staff. ■

If you are not yet a DragonRidge Country Club Member, but would like to explore options, scan the QR code below to book a tour, or call our Membership Office (702) 835-8581



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BETTER GOLF, MORE FUN:

HOW TO ADD BACKSPIN IN SHORT GAME



Jason Edmiston, PGA
Director of Instruction

One of the most common questions I get from players is “**How do I get my short game shots to spin like the pros?**”. While a high-spin shot isn't always the best option depending on the scenario, there's no question it's a useful shot to have in your short game arsenal.

So let's start by listing the major factors which create backspin:

1. Clubhead speed
2. Friction
3. Spin Loft

Clubhead speed is typically going to be at low or moderate levels in short game, so we don't get a lot of help here. This makes the remaining two factors even more critical in short game if we want to enhance backspin.

Friction describes the interaction between the cover of the golf ball and the metal face of the club. Using a premium golf ball with a softer cover (usually urethane) helps increase spin. Keeping the clubface and grooves clean and dry will also increase spin. If you take practice swings, be sure to clean and dry the face if needed before hitting the actual shot.

Spin loft is a term which has become popular in the launch monitor era. It's roughly defined as the difference between the dynamic loft of

the clubface at impact and the club's angle of attack at impact. That may sound a bit technical and complicated, so let's look at a couple examples to help simplify things:

EXAMPLE A

Player is using a 56 degree wedge but arrives at impact with only 48 degrees of loft due to the club face being slightly closed and the shaft leaning toward target. Player hits slightly down on the ball for an attack angle of minus 4 degrees. The spin loft in this example is 52 degrees (the angle difference between 48 and minus 4).

EXAMPLE B

Player is using a 56 degree wedge and arrives at impact with 56 degrees of loft. Player hits down on the ball for an attack angle of minus 6 degrees. The spin loft in this example is 62 degrees (the angle difference between 56 and minus 6).

EXAMPLE C

Player is using a 56 degree wedge but arrives at impact with 64 degrees of loft due to playing the shot with an open clubface. Player hits steeply down on the ball for an attack angle of minus 8 degrees. The spin loft in this example is 72 degrees (the angle difference between 64 and minus 8).

As we move from spin lofts of 52 to 62 to 72 in these examples, the amount of backspin created will increase significantly. By the time we get to 72 degrees the ball will start to check up and stop very quickly when it lands.

Simply put, if you want high spin rates, hit down more steeply with an open clubface and lots of loft.

Of course, changing these variables will come with side effects. You'll need to work through things like alignment, swing direction, ball contact, turf interaction and distance control during your practice time. My advice is to practice with an experimental mindset and remember that you can learn just as much from bad shots as you can from good ones. After all, that's what practice time is for! ■

If you have any questions about this topic, or any other area of your golf game, please feel free to contact me at:

702-354-1387 (call or text)
or email: jedmiston@dragonridgecc.com

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TECHNOLOGY, SUSTAINABILITY,



By Luke Headley,
DragonRidge's Golf Course Superintendent

AND THE FUTURE of DragonRidge



INTEGRATION OF CUTTING-EDGE TECHNOLOGY

In the fall of 2022, I had the opportunity to play DragonRidge with my Director of Agronomy from TPC Summerlin, Dale Hahn, as guests of former DragonRidge Superintendent Rick Friedemann, who spent more than 12 years helping shape the golf course and property. As I entered the gate, I was in awe of the pure beauty of the surrounding landscape, the spectacular homes, and the architecture of the community. Standing on the 5th tee box, I remember saying, "You know I think I am going to be a lifer with the Tour but wow, if I ever got the opportunity to be here, I wouldn't hesitate to jump".

The road to becoming Superintendent at DragonRidge was nothing in which I pictured, but the goal was always to work at a premier golf facility and continually push the standard of excellence. Along the way, I was fortunate to gain experience at facilities such as Augusta National, Valhalla, Victoria National, Muirfield Village, Forest Dunes, Desert Mountain, TPC Sawgrass, TPC Las Vegas, and TPC Summerlin. Those opportunities provided exposure to championship-level conditioning standards, construction projects, PGA Tour events, and

some of the leading agronomists and turfgrass professionals in the industry.

Those experiences continue to influence the direction and long-term vision for the golf course at DragonRidge today. At DragonRidge, the goal is simple: continue integrating cutting-edge technology, improve aging infrastructure, and elevate the daily playing conditions for our membership while positioning the club for long-term success. None of these projects happen overnight. They require significant planning, collaboration, investment, and support from ownership and club leadership. We are fortunate to have the support of Mr. MacDonald and an entire team committed to continuing to reinvest in the property and member experience.

WHAT'S ON THE HORIZON?

This can be difficult to discuss without acknowledging the current water challenges facing Southern Nevada, but our focus is clear: become more efficient, more sustainable, and continue improving the overall golf experience for our members. Over the last year, the club has made significant investments in several key areas.

INTEGRATION OF CUTTING-EDGE TECHNOLOGY

Nano Oxygen System

If you attended one of the recent turf talks with the MGA or WGA, you are already familiar with this system. If not, here is a brief overview.

This water treatment system increases the dissolved oxygen content of our irrigation water, making it significantly higher quality than the reclaimed water we have historically relied upon. The system also treats the water with ozone, providing a chemical-free method of reducing bacteria and pathogens while helping break down contaminants such as iron, manganese, and sulfur commonly found in reclaimed water. As the ozone reacts, it naturally breaks down into oxygen.

The system is also equipped to inject liquid carbon dioxide into carbonic acid, one of the safest acids available (its in your soda!). Unlike harsher acid treatments, this process does not leave behind sulfates or chlorides and helps break down bicarbonates within both the water and soil profile.



This technology should improve overall water quality, turfgrass performance, and long-term soil health while also reducing our already low applications of fungicides, herbicides, and other pesticides. Understand that all products applied at DragonRidge are used responsibly and strictly according to EPA labeling requirements, but this system represents another step toward improving sustainability and environmental stewardship throughout the property.



Future Goals

Technology within the golf industry is evolving rapidly, and we continue to monitor and explore tools that may improve efficiency, consistency, sustainability, and overall course conditions in the future. Some examples include GPS spray rigs, the USGA's G3 Ball for greens data collection, TurfRad moisture sensors, and autonomous mowing equipment. Many of these technologies are still evolving quickly, and while they remain exploratory for DragonRidge today, it is important for us to continue evaluating innovations that could positively impact course conditions and long-term operations over time. We have tested and demoed some of these on our property and want to ensure we are partnering with companies that emphasize results that improve playability and sustainability.



Improving Infrastructure

At the end of 2025, the club replaced the original booster station and freshwater control panels. This investment replaced the original booster and freshwater control panels and now allows both pump stations to communicate with one another. This translates to improved water pressure and irrigation efficiency throughout the golf course as irrigation heads turn on and off during nightly watering programs.

This spring, we took another important step by beginning replacement of the original isolation valves and tap saddles throughout the property. These components are critical pieces of the irrigation system. Much like the vascular system in the human body, the irrigation system is the lifeblood of a high-end golf course. Replacing these aging components will help extend the longevity and reliability of the system for another 20-plus years while supporting future golf course improvements and renovations.



The final major infrastructure improvement this year involves our fairway bunkers, which were last renovated in 2015. This project includes improved drainage, restoration of original bunker shapes and design characteristics, adjustments to bunker orientation in select locations, and removal of bunkers that have no bearing on how the hole plays. With this renovation we will be using a new product called Porous Pave Sand Guard liner, which is a blend of rock and rubber pellets bound with a polymer coating designed for long-term durability and performance. This liner will also no longer show if sand levels get low.

How Does This Improve the Member Experience?

The long-term vision is to gradually move away from extremely lush and soft conditions and instead create a firmer, faster golf course that enhances playability and consistency throughout the property. Firmer conditions translate to increased roll off the tee, smoother putting surfaces, and an element of speed to the game that this property has never seen before.

The future of DragonRidge is bright, with exciting times ahead as the club continues investing in the golf course and overall member experience for years to come to position itself as one of the premier golf experiences in Las Vegas. ■



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BUSINESS SPOTLIGHT

WELBY WELLNESSTM & AESTHETICS

In this edition of Business Spotlight, we're featuring Amber Welby of Welby Wellness & Aesthetics. Many DragonRidge members may already know Amber as a fellow member and MacDonald Highlands resident, but behind her familiar presence in the community is an accomplished healthcare professional and entrepreneur dedicated to helping people optimize their health, confidence, and longevity.

By Beckie Walters

I recently sat down with Amber at her practice to learn more about her journey, her philosophy on wellness, and what continues to inspire her every day.

As a Family Nurse Practitioner with extensive experience in acute care, mental health, hormone optimization, and medical aesthetics, what stood out most during our conversation wasn't just her impressive credentials - it was her unwavering commitment to truly listening to her patients and helping them uncover the root cause of what's holding them back from feeling their best.

What makes your approach to aesthetics different from others in the industry?

"I take a whole-person approach, if someone comes in wanting Botox, but their skin barrier is compromised, they may benefit more from collagen stimulation, resurfacing, or improving skin care first. Aesthetics isn't just about treating a wrinkle - it's about understanding why the skin is aging or responding the way it is. When you address the foundation first, the results are always better."

What has been the most rewarding part of working with patients?

"The relationships. Medicine is deeply personal. Patients want to feel heard, but more importantly, understood. Building trust and walking alongside someone through their health journey is incredibly rewarding."

What trends in wellness do you believe are here to stay?

"Peptide therapy, metabolic health, gut health, longevity medicine, medical weight loss, and preventative optimization. People are becoming much more proactive about their health, and I think that's a shift that's here to stay."

What's one piece of self-care advice everyone should follow?

"Protect your mental health. Mental wellness impacts everything - your physical health, relationships, productivity, and quality of life. As a former psychiatric nurse, I've seen firsthand how important it is to prioritize your mind"

“

Choose a provider who includes you in the process - someone who educates you, listens to you, and collaborates with you. Healthcare should never feel transactional.

”



What were the biggest challenges when launching your business?

"Taking the leap financially and betting on myself. Leaving the security of traditional employment to build something from the ground up takes a lot of courage and sacrifice. But I believed in my vision. Three years later, I'm grateful I trusted myself enough to do it."

How has the company evolved since opening?

"It's evolved tremendously. What started with aesthetics has grown into a comprehensive wellness practice. We now focus heavily on hormone optimization, functional medicine, medical weight loss, regenerative therapies, and advance aesthetics treatments. It's become a space where health and beauty truly work together."

How do you define wellness in today's world?

"To me, wellness starts at the cellular level. Symptoms are often the body's way of signaling that something deeper is going on. Stress, inflammation, thyroid dysfunction, hormone imbalances - these can all manifest differently. My goal is to identify the root cause, not just mask symptoms. That's the foundation of functional medicine."

What's the best advice you've ever received?

"Slow down and be intentional. I naturally move fast, but I've learned that the best decisions and the best outcomes often come from being deliberate."

What gap in the wellness or aesthetics industry did you want to fill?

"Hormone optimization was a major one. There's still so much misinformation surrounding hormone replacement therapy, especially for both men and women. Hormones impact nearly every system in the body - energy, metabolism, mood, sleep, libido, and cognition. When they're out of balance, people often don't feel like themselves. Helping patients understand that and restoring balance is one of the most impactful things I do."

How do you help patients feel confident both inside and out?

"It starts with data. Lab work tells a story at the bio-chemical level, and when you combine that with symptoms and a physical assessment, it creates a roadmap. Whether it's hormone deficiencies, nutritional gaps, skin concerns, or metabolic dysfunction, I create individualized treatment plans that support both internal health and external confidence. When people feel better physiologically, confidence naturally follows."

How do you hope patients feel when they leave your space?

"Safe. That's the foundation for everything. If a patient feels safe, they can feel heard, supported and cared for. That's the environment I've worked hard to create."

As our conversation came to a close, one thing was undeniable: Amber Welby's passion for patient care is at the heart of everything she does. Whether she's helping someone restore hormonal balance, improve their overall wellness or feel more confident in their own skin, her mission remains the same - educate, empower, and guide each patient towards becoming the healthiest version of themselves.

For Amber, wellness isn't about quick fixes. It's about understanding the individual, addressing the root cause, and creating sustainable transformation from the inside out.

**For more information visit:
welbywellness.com**



A DESTINATION TRAVEL: *For Travelers Seeking True Renewal*

By Paige MacDonald

As a luxury travel advisor, I've noticed a significant shift in the way my clients travel. While beautiful beaches, five-star accommodations, and exceptional dining remain important, more travelers are seeking something deeper: restoration, balance, and personal transformation. They want to return home feeling healthier, stronger, and more connected to themselves than when they left.

That's where Virtuoso's collection of world-class wellness resorts truly shines. Through Virtuoso's global network, I have access to some of the most innovative wellness programs in the world—each offering a unique approach to physical, mental, and emotional well-being. Whether my clients are looking for a complete lifestyle reset, stress reduction, fitness optimization, or holistic healing, these are the wellness programs I recommend most often.



Ananda in the Himalayas, India

For clients seeking a wellness experience rooted in ancient healing traditions, Ananda in the Himalayas is one of the most extraordinary destinations I recommend. Set in the foothills of the Himalayas overlooking the Ganges River Valley, Ananda combines luxury hospitality with authentic Ayurvedic practices, yoga, meditation, and Vedanta philosophy.



What truly makes Ananda unique is its ability to personalize traditional wellness approaches for the modern traveler. Guests can choose from comprehensive programs focused on stress management, detoxification, sleep enhancement, weight management, or holistic healing. The expert team includes Ayurvedic physicians, yoga masters, and wellness specialists who create customized plans based on each guest's needs.

Many of my clients describe their stay at Ananda as more than a wellness retreat—it's a transformative journey that helps them reconnect with themselves on a deeper level while surrounded by one of the world's most spiritually significant landscapes.



Kamalaya Koh Samui, Thailand

Kamalaya Koh Samui is another standout wellness destination that I frequently recommend to travelers seeking balance and renewal. Nestled on a tropical hillside overlooking the Gulf of Thailand, Kamalaya was founded around a centuries-old meditation cave that still serves as a peaceful sanctuary for guests today.



The resort offers an impressive range of wellness programs addressing stress and burnout, emotional balance, healthy lifestyle transformation, fitness, detoxification, and sleep enhancement. What I particularly appreciate is Kamalaya's integrated approach, which blends Eastern healing traditions with Western medical insights to create highly personalized wellness journeys.

Clients often tell me that Kamalaya strikes the perfect balance between structured wellness programming and relaxed tropical luxury. The serene environment, expert practitioners, and holistic philosophy make it an exceptional choice for travelers who want meaningful results while enjoying one of Thailand's most beautiful island settings.



SHA Wellness Clinic, Spain

When clients tell me they want a comprehensive health transformation, SHA Wellness Clinic is often my first recommendation. Located on Spain's Mediterranean coast, SHA combines cutting-edge medical science with holistic therapies and healthy nutrition.

What sets SHA apart is its personalized approach. Guests undergo extensive health assessments before receiving customized wellness plans that may include nutrition counseling, fitness training, preventive medicine, sleep optimization, and stress management therapies.

Many of my clients leave SHA with practical tools they continue using long after returning home. It's ideal for travelers who want measurable results and a truly immersive wellness experience.





Chenot Palace Weggis, Switzerland

For travelers seeking a luxury detox experience, Chenot Palace Weggis delivers one of the most sophisticated wellness programs available today.

Set along the shores of Lake Lucerne, the resort specializes in the renowned Chenot Method, which combines diagnostics, medical treatments, energy therapies, and carefully designed nutrition plans. Guests follow structured wellness journeys aimed at improving vitality, reducing inflammation, and enhancing overall health.

I often recommend Chenot Palace to executives and high-performing professionals who need to recharge both physically and mentally while enjoying exceptional Swiss hospitality.



Sensei Lanai, Hawaii

One of my favorite wellness recommendations is Sensei Lanai, which offers a highly personalized approach centered around movement, nutrition, and mindfulness.

Located on the Hawaiian island of Lanai, the

resort provides guests with access to wellness guides who use advanced health technology and one-on-one consultations to create individualized programs. Whether the goal is weight management, stress reduction, better sleep, or improved fitness, every aspect of the experience is tailored to the guest's objectives.

The peaceful island setting only enhances the sense of renewal. Many clients describe their stay as life-changing.



Rancho La Puerta, Mexico

For travelers who prefer a wellness retreat focused on community, movement, and nature, Rancho La Puerta remains one of the most beloved destinations in the industry.

Nestled in Baja California, this legendary retreat offers an impressive variety of fitness classes, hiking programs, healthy cuisine, gardening experiences, and educational workshops. The atmosphere is welcoming rather than intimidating, making it an excellent choice for wellness newcomers.

What I appreciate most is the retreat's emphasis on sustainable lifestyle habits rather than quick fixes. Guests leave feeling empowered and inspired.



COMO Shambhala Estate, Bali

For clients seeking a deeper spiritual and holistic wellness experience, COMO Shambhala Estate in Bali is hard to surpass.

Surrounded by lush jungle landscapes, the estate offers wellness programs focused on yoga, meditation, Ayurvedic therapies, nutrition, and emotional well-being. Expert practitioners work closely with guests to address specific health goals while creating space for reflection and personal growth.

The combination of luxury accommodations and authentic healing traditions creates an atmosphere that feels both restorative and transformative.



Canyon Ranch Tucson, Arizona

Canyon Ranch has long been considered a pioneer in destination wellness, and its Tucson property continues to set the standard for comprehensive wellness programming.

Guests can choose from hundreds of services and activities, including fitness classes, medical

consultations, nutritional coaching, outdoor adventures, mental health workshops, and spa treatments. The breadth of expertise available makes it one of the most versatile wellness resorts I recommend. Whether a client wants to improve cardiovascular health, manage stress, or simply develop healthier habits, Canyon Ranch offers an impressive range of resources and support.



Why Wellness Travel Continues to Grow

What excites me most about wellness travel is that every journey is personal. Some travelers arrive seeking physical transformation. Others are looking for emotional healing, mental clarity, or simply a break from the demands of daily life. The best Virtuoso wellness programs recognize that true well-being isn't one-size-fits-all. They combine expert guidance, luxurious surroundings, and personalized care to create experiences that deliver lasting benefits long after the vacation ends.

As a travel advisor, there's nothing more rewarding than hearing a client say they returned home feeling healthier, happier, and more energized than when they left. In today's fast-paced world, that may be the greatest luxury of all.



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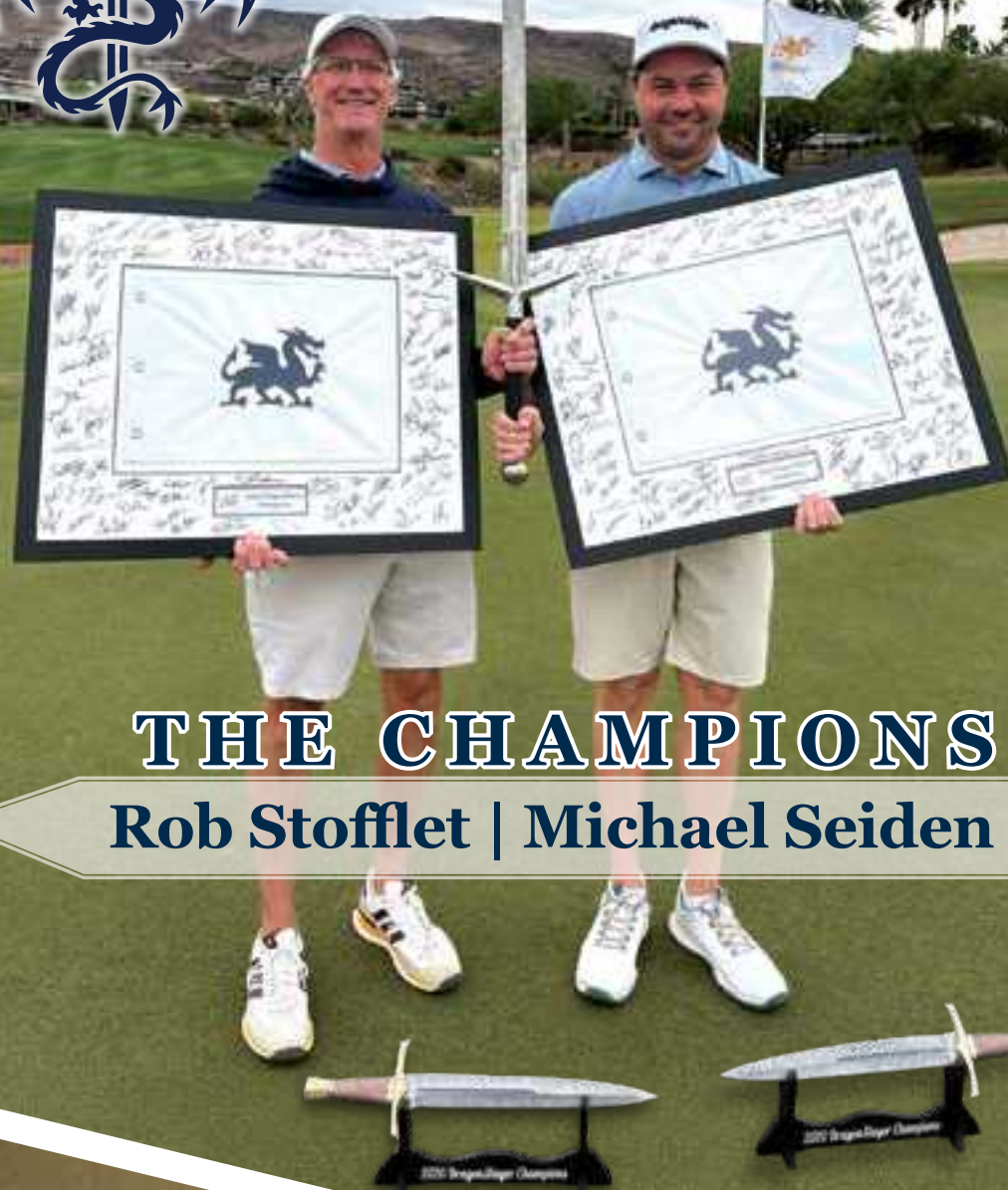
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Congrats to Overall Net Champions:
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Classic NEW ORLEANS-STYLE BEIGNETS

Feather-light pastries rooted in French culinary tradition and perfected in New Orleans, served warm beneath a generous dusting of powdered sugar.

Photo By: Pburka Creative Commons Attribution-Share Alike 4.0 International license.

(Makes 20-30 Beignets)

Ingredients | Method

Mix 1

3/4 Cup Water (*Lukewarm*)
1 Tbsp Active Dry Yeast

In a bowl mix together water and yeast, set aside.
(*Let mixture rest for 5-10 minutes*)

Mix 2

1/2 Cup Evaporated Milk
1/3 Cup Sugar
5 Tbsp Melted Butter
1 Egg
1 tsp Vanilla Extract

In a separate mixing bowl, whisk together the evaporated milk, sugar, melted butter, egg, and vanilla extract until smooth and fully incorporated.

Mix 3

1/3 Cup Sugar
4 Cups All-Purpose Flour
1/4 tsp Salt

Neutral Oil (*for frying*)
Avocado, Canola or Vegetable Oil
Confectioners' (Powdered) Sugar
(*for dusting*)

Add the bloomed yeast mixture to the milk mixture, stir to combine.

In a separate bowl add dry ingredients: flour, sugar, and salt, mix to combine.

Take wet mixture and combine with dry mixture, knead together till smooth,(*approximately 5 minutes*).

Put kneaded dough into a clean bowl, cover and allow it to rest for an hour, to double in volume.

On a clean working surface roll out dough to around 1/4 - 1/3 inch thick and cut into 2x2 inch squares.

Heat neutral oil in a heavy-bottomed pot or Dutch oven to 350°F (175°C). Fry the beignets in batches, turning occasionally, until deeply golden and puffed on all sides.

Transfer to a wire rack or paper-lined tray to drain briefly. While still warm, lavishly dust with confectioners' sugar.

Tangy LEMON RICOTTA SAUCE

A velvety, citrusy sauce with a light, creamy texture and bright lemon notes that balance the mild richness of ricotta, creating a fresh, elegant, and comforting finish.

Ingredients | Method

1 cup Ricotta
1/4 cup Olive Oil
1/2 cup Parmesan Cheese
1/2 Lemon, (*Squeezed for Juice*)
1/2 tsp Garlic Powder
Salt & Pepper (*To Taste*)
1 tsp Italian Seasoning
1/2 cup Sharp White Cheddar (*Grated*)

In a high-speed blender (*or mixing device*) add ricotta, olive oil, parmesan cheese, Italian seasoning, and lemon juice. Blend on medium until well combined. Should take about 1 minute. Set aside.

Add in grated white cheddar cheese and mix well.

Season with salt and pepper to taste.

Top with lemon zest when serving. Basil can be used for optional topping.

Serve with pasta or gnocchi.

Pairs beautifully with pan-seared chicken or delicate white fish, allowing the sauce's creamy citrus character to elevate the dish with an elegant, refined finish.





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"Each bottle of our gluten-free, ultra-smooth vodka is distilled from corn and harmonized with the purity of volcanic artesian water. Our signature touch are whispers of a tropical essence infused in every sip, delivering a bright and flavorful taste of Aloha." - Uncle Ed



JACKFRUIT MULE

- | | |
|-------|----------------------|
| 2oz | Uncle Ed's Jackfruit |
| .5 oz | Lime Juice |
| 5oz | Ginger Beer |
| 1oz | Club Soda |

Mix Uncle Ed's Jackfruit vodka and lime juice into a shaker with ice and shake. Pour over fresh ice while straining out shaken ice, into copper mug. Top with ginger beer and club soda, garnish with a lime wedge.



ORANGE BLOSSOM BREEZE

- | | |
|-------|---------------------------|
| 2oz | Uncle Ed's Orange Blossom |
| .25oz | Cointreau or Triple Sec |
| .5oz | Lemon Juice |
| .5oz | Simple Syrup |
| 1oz | Orange Juice |
| 1oz | Club Soda |

Pour all ingredients, except club soda into a shaker with ice and shake. Pour into rocks glass, over fresh ice while straining out shaken ice. Top with club soda. Garnish with an orange wedge.



DRAGON BERRY BLAST

- | | |
|------|-------------------------|
| 2oz | Uncle Ed's Dragon Berry |
| 1 oz | Cranberry Juice |
| ¼ oz | Lemon Juice |

Pour all ingredients into a shaker with ice and shake. Pour into rocks glass, over fresh ice while straining out shaken ice. Garnish with a lemon wedge.



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