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CCPA

Terra West Management Services

Real Estate Management, Organizing Services-Household & Business, Real Estate Consultants

(702) 362-6262

(21 Reviews)

CLOSED NOW

Today: 9:00 am - 5:00 pm

Tomorrow: 9:00 am - 5:00 pm

6655 S Cimarron Rd
Las Vegas, NV 89113

Map & Directions

18 YEARS
IN BUSINESS



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Please contact the business for updated hours/services due to the COVID-19 advisory.

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REVIEWS



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8363 W Sunset Rd, Las Vegas, NV

McDonald's Teams up With J ...

BBB Rating



Hours

Regular Hours

Mon - Thu: 9:00 am - 5:00 pm
Fri: 8:30 am - 5:00 pm

Extra Phones

Phone: (702) 436-5913
 Primary Phone: (702) 436-5913
 TollFree: (800) 726-1991

Payment method

Paypal

Location

Centra Point Building 8

AKA

Terra West Property Management Service
 Terra West Property Management



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- [North Las Vegas \(2 miles\)](#)
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- [Summerlin \(9 miles\)](#)
- [Henderson \(13 miles\)](#)
- [Apex \(16 miles\)](#)

Other Links

<http://www.terrawest.com>
<https://terrawest.com>

[Blue Diamond \(17 miles\)](#)
[Sloan \(17 miles\)](#)
[Boulder City \(22 miles\)](#)

Categories

[Real Estate Management](#), [Organizing Services-Household & Business](#), [Real Estate Consultants](#), [Real Estate Rental Service](#)

Other Information

Parking: Free
Wheelchair Accessible: Yes

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GALLERY

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REVIEWS

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gbinge

Edited: 02/08/2017

Overall

Phone calls, emails, and faxes...

Phone calls, emails, and faxes rarely answered. Complaints not addressed. They do not enforce all their rules. Especially the rule of no dogs over 40 pounds. I have seen a resident and the resident's small dog being attacked by a dog over 70 pounds. Proper steps taken in reporting the incident but the attacking dog remains in the community.

On a positive note, the common grounds, pools, and parks are well kept and clean.

Helpful (0)

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Kenneth M.

08/15/2015

Overall

I am a licensed realtor here in Vegas and I called and left a message regarding a clients HOA. I could not believe Jan from Terri West called me back at 5:17 pm on a Friday. She was very polite and knowledgeable. I told Jan I must also work a little longer to let everyone know about Terri West. The news may not always be good but Jan and everyone over there are Awesome !!!!

Ken

Helpful (0)

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Clumpa

Provided by [Citysearch](#) - 01/13/2012

Overall

The worst management company on the West

We're in this together.


COVID-19 Update

Yellow Pages has partnered with Thryv to share a *"pay what you can"* version of their business software.

START THRYV ADAPT

thryv Adapt.

Please read the headline. I do not wish to waste my time even writing a bad review.

 Helpful (0)

[Flag](#)

engineerguy

Provided by [Citysearch](#) - 09/16/2011

Overall

Unreliable and deceitful

Terra West has managed my property for over a year. They told me the tenant was on a month-month at the end of their lease and then didn't tell me they moved out until after I asked where my rent deposit was.

Then they told me the new tenant was moving in the following week. It wasn't until the end of the month that the tenant moved in and I was unprepared to lose another month's rent.

Their inspection in between missed over a \$1,000 worth of items that could have been deducted from the security deposit. Now, the new tenant wants them fixed and I have to pay for it.

 Helpful (0)

[Flag](#)

Val Stauffer

Provided by [Citysearch](#) - 08/31/2011

Overall

Terra West Review

Silver Creek HOA has been associated with Terra West for about 2 years now. We have found them to be most helpful in securing bids, financial reporting, and making recommendations when requested. They are very professional and helpful to us. I recommend them highly.

 Helpful (0)[Flag](#)

Pianist

Provided by [Citysearch](#) - 08/24/2011

Overall

TERRA WEST NEEDS IMPROVEMENT

Cheryl Martin has to be the absolute worst property manager I have ever encountered. She never replies to my e-mails or returns my phone calls concerning property matters. I was informed by her assistant that the reason for this is that she has 18 properties to manage and can not handle the workload.

I am doing everything that I can to try to get our HOA to change from Terra West because of the very non-professional service we have experienced.

Any company has to be better than Terra West.

 Helpful (0)[Flag](#)

John Beccia


Provided by [Citysearch](#) - 08/12/2011

Overall

Stephanie Najera

I had an issue with neighborhood dogs in my backyard. Stephanie was prompt and professional in dealing with this

issue. Best of all the issue was resolved!

 Helpful (0)

[Flag](#)


Pergi Insurance Agency

Provided by [Citysearch](#) - 07/30/2011

Overall

Professionalism Personified

As an insurance agent specializing in insurance for HOAs, I have contact with many property management companies in Las Vegas. Sally Arnold and Michelle Ducan with Terra West are the most professional managers I have ever met. I can tell when I contact a manger whether he/she is working for their communities or trying to get out of work. These two ladies are the most professional managers I have ever met. I appreciate their courtesy towards me personally, and their interest in improving the communities they represent. I would highly recommend them to any association. Pergi Insurance & Financial Solutions.

 Helpful (0)

[Flag](#)


KandEsmommy

Provided by [Citysearch](#) - 07/28/2011

Overall

Cheryl Martin Shinning star at Terra West!

Terra West is one of the best if not the best property management companies in Las Vegas. I have a few properties here in town, and I am trying to ""pull"" the other neighborhoods in to Terra West. Cheryl Martin is AMAZING and her professional mannerism are the reasoning behind me ""pulling"" for TW in the other neighborhoods! Every HOA needs a Cheryl Martin!

 Helpful (0)

[Flag](#)

mopete1986

Provided by [Citysearch](#) - 07/27/2011

Overall

Great employee!

Sara Anderson is a shining example of how to treat customers in these trying times. She is professional, pleasant, and goes above and beyond to help you. The best thing about Terra West is Sara!

 Helpful (0)[Flag](#)

reul

Provided by [Citysearch](#) - 06/27/2011

Overall

Beware

If you wanna be ripped off, live in properties manage by this company. Enough said!


 Helpful (0)[Flag](#)[cmx3001](#)

02/05/2011

Overall

Middle of the road.

We guess they are good at management and advising us of HOA violations, but when we needed help after a pipe broke at our house they fell short and referred us to some "preferred vendors" that could care less about what was happening and more about if our insurance was paying. I would think a company this size would have a strong list of people to help but by calling around we did so much better. Do your research if Terra gives you a name.

 Helpful (0)[Share](#)[Flag](#)


videst

Provided by [Citysearch](#) - 11/13/2010

Overall

TerraWest

The staff at Terrawest is nice. I look forward to seeing friendly faces.

 Helpful (0)[Flag](#)

LasVegasDrew

Provided by [Citysearch](#) - 08/18/2010

Overall

Terra West is the Best!

As president of our HOA, I am appreciative of the service Terra West Property Management provides our community. The staff they have in place goes out of their way to ensure the community they are tasked with is operating effectively and efficiently.

During these tough economic times, homeowners look to a management company that can ensure the HOA is compliant and provides results in maintaining property values. Terra West has successfully provided this to our HOA.

Sadly, some homeowners feel the management company is responsible for all the rules and regulations of a community—they are not. That is the role of the HOA Board of Directors who creates these rules...the management company is merely taking direction from the Board and enforcing these CC&R's.

The performance of a community management company can be directly measured by the effectiveness of an active Board. The results speak for themselves for those owners that choose to not enthusiastically participate or take pride within their community.

Prospective homeowners should always review the community's CC&R's closely before purchasing a home. If they do not feel they can adhere to the guidelines set forth, then perhaps the home within that HOA is not the right fit. Remember, your investment in an HOA is not only the home, but the common community shared by all.

We reviewed many community management companies and continue to feel Terra West Property Management is the best company available. By managing more than 170 Homeowner Associations since 1979 and providing exceptional service, their success has resulted in the company's steady growth.

 Helpful (0)

[Flag](#)

AGoodPerson

Provided by [Citysearch](#) - 08/02/2010

Overall

Another Rip-Off Company

I own a townhome in the northwest part of the valley and Terra West managed my property. There were some bumps a long the way as it was difficult to get a hold of my representative to see why my tenant was not paying on time. They handed my property over to another woman who was much better. We put the property back on the market with no bites. My husband and I decided that we had to pull the property off of the market to try to rent it out ourselves and save money. When we asked for the keys back almost a month after the home was back on the market, we went to take a look at our home. It was destroyed. The carpet, walls, and garage door had been heavily damaged and there was graffiti on the walls. The most alarming thing about this was that a sign in sheet for prospective renters was placed on the counter next to a pile of rotting food and trash--which means that Terra West had been showing the home in this condition. After a pointless

battle of trying to get Terra West to simply CLEAN the home, I am left to take care of the task on my own. Don't laugh when I tell you this but their solution was that I would get back residual money in my account and they would give me the name of two cleaning services. Unbelievable since I was already entitled to the money and I have the ability of opening a phone book for a cleaning service. They are just another example of a company that does not care about anything other than the bottom line. The worst thing about this is the woman renting my townhome was on welfare according to all of the documents she left behind in the home--she shouldn't have qualified to rent my home in the first place. I wish I could give people a better company to use, but they all seem to be the same.

 Helpful (0)

[Flag](#)

Kornelia

Provided by [Citysearch](#) - 02/16/2010

Overall

WORST COMPANY EVER

Better start doing the things that they are supposed to do!!!

 Helpful (0)

[Flag](#)

PR [Paula R.](#)

10/27/2009

Overall

Horrible To Deal With

This is one of the worst companies I have ever had to deal with. They are very non-responsive and try to screw their customer out of their deposit money. Once they have you in a property, they do not want to hear from you.

 Helpful (0)

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summerlin1

Provided by [Citysearch](#) - 09/03/2009

Overall

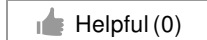
Very Unprofessional!!!!

Badly run company. Upon calling I always got voice mail, so I had to e-mail or fax. Was later told none of my important faxes had been received. They would only communicate eventually via e-mail.

When the tenant leasing my property through them, got his 5 day notice to vacate for failure to pay rent, they didn't even bother to change the locks.

HELLO???? They used tenant's deposit to touch up paint, but left sloppy paint on white trim.

In a nutshell- Unprofessional, disorganized, sloppy company.

 Helpful (0)[Flag](#)

Kristinmcd6

Provided by [Citysearch](#) - 02/27/2009

Overall

THE WORST EVER!!!!

They do not do their jobs well at all, there is always a different person working there everytime. They never give you what you ask for it's always ""missed placed"" but never found. Can not give you dates or keep them.

You get what you pay for. I don't think I've ever seen anyone go into their office happy, or come out pleased EVER! In my opinion.

 Helpful (0)[Flag](#)[drivefast](#)

02/12/2009

Overall

My HOA

This is about the worst HOA in the city. They hand out fines for things that do not exist. They actually applied my HOA dues to someone else's account, and now they won't fix it. Even though I showed a copy of my cancelled check. Trying to contact someone there is a nightmare. A complete run-around!

 Helpful (0)

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