

tacos, cheap dinner, Max's San Francisco, CA



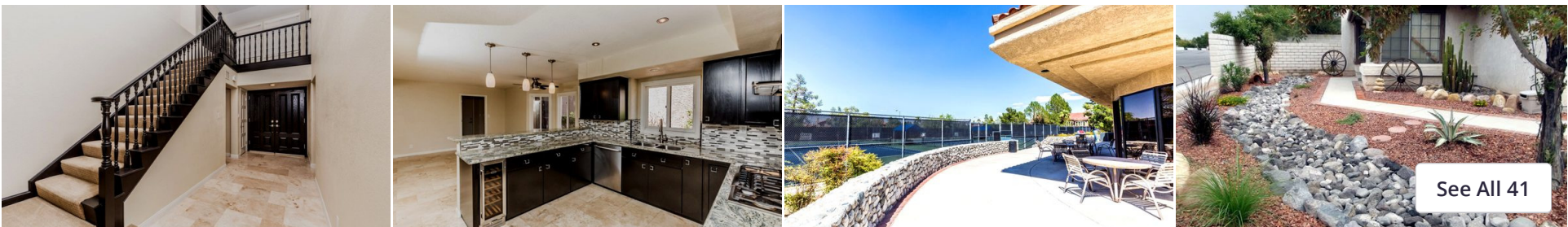
For Businesses

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# Terra West Management Services

Claimed



88 reviews Details

Property Management, Real Estate Services, Real Estate Agents Edit

Hours updated 1 month ago

- Write a Review
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## COVID-19 Updates

Contact the business for more information about recent service changes.

### Request Consultations

This provider has not enabled messaging on Yelp. Request a consultation from other similar providers.

Request Consultations

terrwest.com

(702) 362-6262

Get Directions

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### Review Highlights



"I must say, **Michelle Williams** was a true treasure to work with while renting." in 2 reviews



"We have been a vendor for Terra West's property management division for more than a **decade.**" in 2 reviews



"I have been renting from Terra West for the past year (in **Henderson**), and they have been amazing!" in 4 reviews



### Ground Up Professional Home Inspections

We are certified and licensed to conduct a complete non-invasive examination of the... [read more](#)



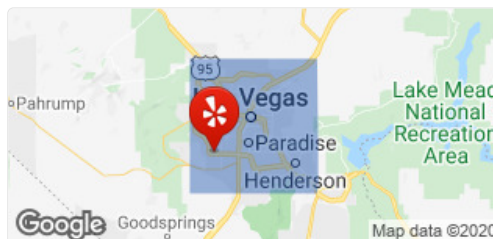
### Tony Vane - Berkshire Hathaway Home Services Nevada Properties

★★★★★ 30

0.8 miles

"Tony is amazing!!! He is the man you want to help you find your new home in the..." [read more](#)

### Location & Hours



6655 S Cimarron Rd  
Ste 200  
Las Vegas, NV 89113  
Serving Las Vegas Area

Get directions

- Mon** 9:00 am - 5:00 pm
- Tue** 9:00 am - 5:00 pm **Closed now**
- Wed** 9:00 am - 5:00 pm
- Thu** 9:00 am - 5:00 pm
- Fri** 9:00 am - 5:00 pm
- Sat** Closed
- Sun** Closed

[Edit business info](#)

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### Wasim Faranesh - Black & Cherry Real Estate Group

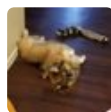
★★★★★ 39

📍 10.8 miles away from Terra West Management Services

Wasim Faranesh/Black & Cherry Real Estate was voted best of Las Vegas in property management for 2017, 2018 and 2019. My management fee is 7% of the monthly rent. I offer

competitive fees and unlike other companies do not take any... [read more](#)

in Real Estate Agents



### JohnGriffith Realty

★★★★★ 18

📍 8.9 miles away from Terra West Management Services

**Niki M. said** "I found Mike Bitwinski through an online realtor site. I can't tell you which one because I went to ALL of them searching for our new home. We were living in some horrible apartments, where we got robbed, so we had to break our..." [read more](#)

in Real Estate Agents



### Sierra Pacific Mortgage

★★★★★ 57

📍 10.0 miles away from Terra West Management Services

**Harmony N. said** "Buying a house can be more than stressful. Sierra Pacific Mortgage put our mind at ease through each step along the way. When we first met with Franco, he took his time explaining the process of getting a loan. We were first time..." [read more](#)

in Mortgage Lenders, Mortgage Brokers

## Amenities



Women-owned **Yes**



Accepts Credit Cards **No**



Accepts Cryptocurrency **No**

## About the Business



**Deborah O and Katherine M.**

Business Owner

Since 1982, Terra West Property Management is a privately-owned and operated community and property management company with three offices in southern Nevada and one each in Mesquite, Reno, and St. George, Utah. The firm has several specialty divisions including Residential Leasing and Management,...

[Read more](#)

## Ask the Community

Yelp users haven't asked any questions yet about **Terra West Management Services**.

Ask a Question

## Recommended Reviews



Your trust is our top concern, so businesses can't pay to alter or remove their reviews.

[Learn more.](#)



Search within reviews



Sort by **Yelp Sort** ▾



Start your review of **Terra West Management Services**.



**clint n.**

Las Vegas, NV

150 friends

6 reviews

5/12/2016

If I could give this HOA zero stars I would. You pay them to do NOTHING. Nothing but complain about minor things, and ignore the major things. If your are planning on purchasing a house or even renting a house, make sure Terra West is not the HOA.

Examples of their joke of a service they provide...

- 1.) rcv'd a citation, because we forgot to put the cover back on the front porch light after changing the bulb.
- 2.) rcv'd a citation because we were out of town, and two news papers were on our front porch.

3.) rcv'd a citation because a branch of the tree that THEY planted grew to cover half of our address.

4.) rcv'd a citation because our trash can was at the drive-way on a non-trash day. Little did they know, our trash can was carried off by a windstorm a few days prior. Our neighbor down the street, found our trash can under his truck. He was nice enough to bring it over, and leave it by the drive-way. We did not notice it until we got home from work.

5.) We called the HOA when all the sensor lights went out in the mutual drive way, this included our address box that was no longer lit. They said they can do nothing about it.

6.) We called the HOA after several attempted to get the neighbor to stop allowing his dog to crap on the side of our house and in the mutual drive-way. They said that they could do nothing about it.

 Useful **4**  Funny  Cool



**K.L.**

North Las Vegas, NV

 0 friends

 5 reviews

      8/16/2017

Awesome,

I want to thank you for taking care of this for me, and having such kind customer service skills when answering my many questions over the phone. You guys do good work!

 Useful  Funny **2**  Cool



**Stephanie H.**

Seattle, WA

 81 friends

 194 reviews

 26 photos

      10/24/2016

I live in a community that uses terra west as the hoa nazis. They literally harass you about every single thing. Sick in the hospital and don't have a chance to bring your trash cans back in??? You're going to hell! Are the aesthetic shudders on the outside second story of your home screws lose? Well you better climb out there and screw it in. The will fine you for a lose screw!!!! Stand outside your home and take pictures of you and your family in your home like its no problem. When you approach them they act offended. Like they have every right to be on your property taking pictures!! Useless, completely useless.

 Useful **19**  Funny **2**  Cool

Photo

of **Comment from Juan R. of Terra West Management Services**

Juan Business Manager

R.

10/25/2016 • Good morning Stephanie,

We apologize you are experiencing this with your HOA, please know that Terra West is strictly the management company for your community. We are not the HOA and we do not establish the rules of your community, we are the entity that facilitates communication between your HOA and its homeowners.

We act, enforce and operate under the complete direction of the Board of Directors of your association. If you have any concerns regarding your community's rules or regulations, we strongly advise that you attend your community's board meeting so you may speak directly with your Board of Directors. Doing so will allow the Board of Directors to hear your concerns and assist you with any questions.

Please message us the name of your community and property address so we may provide you the date of your next board meeting.

[Read less](#)**Blake G.**

Las Vegas, NV

9 friends

19 reviews

3 photos

7/17/2016

At first i wrote a poor review about terra west in which i did have a bad experience, but it wasnt with them exactly. It was sandy in their emergency department. She lied to me so i took myw review out on terrawest in general. I must say, my water tank broke and flooded and they had a new 1 in within 4 hrs. When i called about a Bee problem outside with the purple bushes, they had it fumigated in 1 day notice. Jenna especially. I was very mean to her and she was trying to help me. I am sorry. But overall they are good people.

Blake G.



Useful



Funny 1



Cool

Photo  
of **Comment from Juan R. of Terra West Management Services**  
Juan Business Manager  
R.

3/21/2016 • Good morning Blake,

We apologize you experienced this over the weekend.Can you please message us your address so we can follow up with the vendor that will be repairing your refrigerator.

Thank you.

[Read less](#)



**Michael D.**

Fullerton, CA

357 friends

61 reviews

20 photos

8/7/2015

I appreciate their customer service and open communications. Anytime I had a question, maintenance repair or anything relating to my rental property, they were extremely prompt and helpful on getting me an answer.

I would highly recommend them to manage your investment property!  
A+++

Useful **5** Funny **2** Cool



**Emily H.**

North Las Vegas, NV

30 friends

2 reviews

9/13/2017

Awful. Abusive. Rude. They insist we maintain our properties to a ridiculous standard, yet the common areas in the neighborhood are poorly maintained. Apparently our HOA dues just go to paying a peeping-Tom to drive around and take pictures of our houses and write notices for the tiniest, nit-pickiest things. If your HOA decides to use this company, then I pity you because you're in for a world of pain and frustration dealing with these crooks.

Useful **15** Funny Cool

**SFgirl B.**

American Canyon, CA

3 friends

97 reviews

9 photos

2/26/2017

I'm baffled by the negative reviews because my experience with Yaya was fantastic. She answered the phone promptly, was friendly, direct and honest. I personally think HOAs are horrible but sometimes unavoidable in Henderson. Yaya made it easy for me to decide to avoid buying a house in a particular HOA. This saved me from a lot of future grief. Therefore, Yaya rocks!

Useful Funny 2 Cool

**Jason H.**

Las Vegas, NV

0 friends

3 reviews

2/7/2018

What great service! The front desk was so cheerful and alert! Very refreshing, I would have given 5 stars but I had to wait a very long time.

Useful Funny 2 Cool

**ken T.**

Las Vegas, NV

3 friends

27 reviews

5 photos

1/16/2014

Good news is they got a few 5 star reviews. But the truth is, as a multiple homeowner, I could really care less about how the company treats "vendors". As posted in other reviews, these guys use your(Our) HOA money to hire "security gaurds" to patrol Southern Highlands. Guess who comes if you call the police? The gaurds? Nope. LVPD. The "gaurds" are here to write violations and only write violations. They drive the area writting you tickets for anything from parking on the wrong side of the street to having tire marks in your driveway. They always seem to be more rediculous than the last.

It would be nice if my automatic gate worked for my \$600+ a year.

It would be nice if every time I went to smiths, I didn't see 3 "gaurds" hanging out back there chatting and smoking joints.



It would be nice if you guys actually patrolled the streets instead of writing tickets for stupid shit.

It would be nice if I could have one week where I wasnt replying to some bullshit violation and wasting my time.



 Useful **30**  Funny **6**  Cool



**T.P.**  
Las Vegas, NV  
 **0** friends  
 **2** reviews

      6/26/2017

The absolute worse. I wouldn't recommend any board signing up with this management company. They have so much turnover nobody knows what is going on over there. They promise the world and then deliver nothing.

 Useful **7**  Funny  Cool

**Lisa G.**

Las Vegas, NV

30 friends

15 reviews

12 photos

7/23/2017

We live in Tapestry. There is an old man that lives the next block over that likes to make false reports. He said that we allow our children to "ride electric vehicles in the street". Um, that is called a Power Wheel and they are NEVER allowed in the street. We walk right beside them the entire time they are riding the Power Wheel. We ride on the sidewalk or behind our home. He thinks that the PUBLIC road belongs to him. He was out on the 4th of July taking pictures of us lighting fireworks. Yesterday we got a noise violation. We don't have parties. We are not loud people. We got a violation saying we have an abandoned vehicle. All of our vehicles are running, plated and insured. We got another violation that said we were blocking our drive way. WE DONT HAVE A DRIVE WAY!! I emailed them and asked for proof of these violations. We shall see if they show us anything. Neighbors should have to have proof before they send a violation. People can say anything about you and you get a violation. While they are writing all of these "violations", the pools are filthy. I cleaned the entire area last time I took my son there. Filled a trash bag up. The water is always murky. Last year my 12 yr old found a condom in the pool. There is always dog poop on the side walks and in the grass at the park. Walk down Vivid Veil and see if the smell of dog urine doesn't make you want to vomit. We keep our patio clean. We don't have parties. We keep our areas clean. Stop harassing me and my family. I've seen where Terra West has commented that they aren't to blame that it is our HOAs issue. But Terra West is who I pay my money to. Terra West is who my violations come from. Maybe Terra West needs to talk to the HOA people too.



Useful 6



Funny



Cool

**Jeff G.**

Las Vegas, NV

2 friends

26 reviews

6/27/2013

Purchased a home in a community managed by Terra 2 years ago. As soon as we moved in we had a letter waiting for us. How nice, a welcome letter !

HELL NO. A violation letter about an encroaching tree. Except I did not have a tree on our property. They sent the letter to us instead of our neighbor whose tree was touching our house. Ok a mistake.

We have had several community managers during the last 2 years. Occasionally an issue will arise. But neither community manager ever answered the phone. They screen their calls obviously. But neither do

they ever return any phone calls. That also included emails we have sent over. We left messages with the receptionist to pass along. Still never received any return calls from Terra. They will cash your checks however.

Our board finally fired them this month. On to a new company called Taylor Association on Pecos. Will certainly write a review on this new company down the road also.

 Useful **22**  Funny **3**  Cool





**Jeremy H.**  
Henderson, NV  
 **0** friends  
 **3** reviews

      8/7/2017

Horrible customer service! Don't know how to return an email in an orderly time frame .. typically a week to over a month to get a response. Empty promises and still trying to get something taken care of that we started on FIVE years ago! We love our home and neighbors BUT are completely over this company that holds the management rights to our HOA!

 Useful **3**  Funny **3**  Cool





**Maryjane H.**  
Centennial, Las Vegas, NV  
 **48** friends  
 **8** reviews

      9/6/2016

Michelle Williams and Amanda are amazing! Terra west have always responded quickly to all requests and maintenance issues. I wish all property management companies operated the way they do. They set the bar very high and our outstanding!!!

 Useful **1**  Funny **2**  Cool



**BJ B.**  
Phoenix, AZ  
 **1** friend  
 **64** reviews

      5/2/2015

,Absolutely no interest in helping you with anything. Snarky, attitude call about an issue that was legitimately something I needed to know about. Why, and more importantly , how, do these people get paid to be so nasty? Send a message with you money, don't hire these people for your property management needs.

 Useful **14**  Funny **2**  Cool




**Jim N.**  
Henderson, NV  
 **4** friends  
 **51** reviews  
 **21** photos

      6/15/2014

I cannot tell you how bad these people are. I do not like doing bad reviews but if I could give a negative review they would get one. They are rude and unwilling to help with any problems. Do not live in any place they manage.

 Useful **2**  Funny **1**  Cool





**Liz B.**  
Henderson, NV  
 **75** friends  
 **1** review

      7/28/2016

Erin Devine had a very positive helpful attitude when I called to inquire about an issue with this association. Thank you Erin!

 Useful  Funny  Cool





**Mary W.**  
Las Vegas, NV  
 **0** friends  
 **4** reviews

     4/15/2017

We were very disappointed to have to wait 80 days to receive approval for backyard landscaping of our new home. We called one time and spoke with Michelle L. and we're told she would spread things up and we should have a ok within the next 10 days. Having to wait this long is unacceptable. It makes us concerned if we have a real concern will we have to wait long for a resolution.

 Useful **3**  Funny  Cool



**Tom S.**  
Las Vegas, NV  
 **0** friends  
 **10** reviews

     2/22/2017

I live in a Terra West community. I've never dealt with a place that treats people as poorly as this place. Never return calls. Continues to give homeowners violation notices even though the problem was fixed. The only thing this place does is hand out petty violation notices! If you ever move into an HOA make damn sure these people are not the property managers. If they are never buy the house. I have never

seen amore incompetent organization . Would give this place a zero if I could

Useful 5 Funny Cool



**Cassidy A.**  
Las Vegas, NV  
 20 friends  
 3 reviews  
 3 photos

8/15/2014

The worst. Rude, impatient and unprofessional staff, Stacy especially. Constantly drops the ball. Simply fixes and questions are treated like a bother and they don't call you back. One of the agents (Stacy) hung up in me today, whilst yelling at me. It's unbelievable how a whole company can be so trashy. I plan to call back and speak to a manager or supervisor about the way they treat people who have NEVER missed a rent or hoa payment. I also keep my house well manicured, music low and pets inside. I have NEVER been treated this way in my life. Know I know why we should have purchased instead of leased. Ugh!

Useful 19 Funny Cool

< 1 2 3 4 5 >

3 of 5

70 other reviews that are not currently recommended

### You Might Also Consider

Sponsored ⓘ

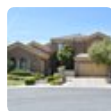


#### All American Liquidation and Estate Sales

78

2.6 miles away from Terra West Management Services

**al M. said** "My late mother was a hoarder for most of her life. She kept bringing things home and threw nothing away! When she died, my sisters and I divided some momentos but then we were left with the burden of selling the house and all the..." [read more](#)  
in Estate Liquidation, Appraisal Services



### The Mor Group

★★★★☆ 35

📍 11.2 miles away from Terra West Management Services

**Laurie S. said** "About six years ago, my husband and I decided to try our hand at purchasing a property in the Las Vegas/Henderson area, for purposes of renting it. We saw a property that intrigued us on realtor.com, and it happened that the listing..." [read more](#)  
in Real Estate Services, Property Management

## People Also Viewed



Shawn Peng - City Villa Realty

★★★★☆ 4

Real Estate Agents

The Everett Group - Simply Ve

★★★★☆ 3

Real Estate Agents

American Properties

★★★★☆ 4

Property Management

Award Realty Corp

★★★★☆ 21

Property Management

Pierre Gendebien - Realty OI

★★★★☆ 1

Real Estate Agents

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