

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



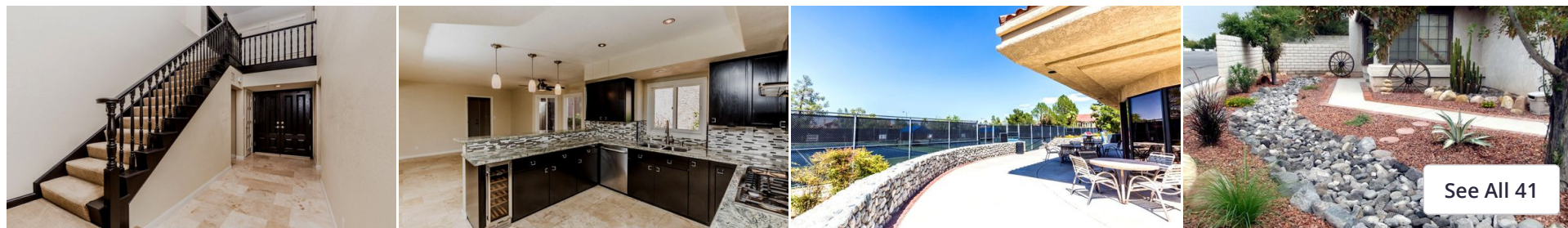
For Businesses

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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

### You Might Also Consider

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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](#)

## 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](#)



### 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](#)

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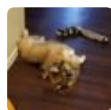
### Wasim Faranesh - Black & Cherry Real Estate Group

★★★★★ 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**.



**Matt S.**  
Omaha, NE  
👤 1 friend  
📌 2 reviews

★☆☆☆☆ 7/23/2016

I was visiting my family who lives in a HOA managed by TerraWest. I applied for a 5 day parking pass for two vehicles (which was kind of a pain in the first place) and I got a response back saying that we were ok to park in front of the house for 5 days and that they would contact the towing company to let them know so that my vehicle wouldn't be towed. The next day I found a tow warning sticker on both. I called the tow company and was told by them that TerraWest hadn't contacted them.. I got the parking pass on Friday, the sticker was on Saturday, and TerraWest isn't open on Saturday, so I couldn't get the issue resolved until Monday. I had to warn the tow company that I was going to put a copy of the email from TerraWest in my window and set the

theft alarm on my vehicles and that if anyone attempted to tow my vehicle that I was going to have to call the police and report the illegal towing of my vehicle. When someone has to pay a homeowners association fee very month, I would expect them to do their job and not cause significant hassle for their customers. This has been my only experience with TerraWest, but it's been very unpleasant so far.

 Useful 5  Funny  Cool

Photo

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

Juan Business Manager

R.

7/25/2016 • Good morning Matt,

We apologize you experienced this situation. Can you please message us the name of the community and dates of your stay.

Please know that Terra West prides itself in ensuring we provide outstanding customer service to our clients, we will look into this matter right away and address the procedural concerns.

We appreciate you taking the time to provide us this valuable feedback. If you have any questions or concerns in the future please feel free to contact our management team directly.

[Read less](#)



**S.N.**

Las Vegas, NV

 0 friends

 13 reviews

 1 photo

      8/18/2013

i rented from terra west for 1 year, paid rent on time. at end of lease, \$500 was deducted from by security deposit for cleaning and things like handy work that they did for bathroom accessories that weren't in the home when we received it. the house was left in excellent condition. the only way to contact realtor regarding deposit is by mail and, \$51 was refunded.

I feel that Terra Wast is taking advantage of me and hoping that i don't complain and keep my money.

im disappointed and would not rent from them again.

 Useful **18**  Funny  Cool

Photo

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

Juan Business Manager

R.

8/20/2013 • We are anxious to help you resolve this matter, however, due to privacy issues, we cannot discuss the matters of your account in this public forum. You are welcome to contact the assistant on your account, Joyce Davis, at 702-362-6262. She would be happy to assist you. We're sorry for any inconvenience and are happy to help bring resolution to your issue.

[Read less](#)



**Jen K.**

Lansdale, PA

 54 friends

 88 reviews

 33 photos

      10/15/2010

This is the worst company to deal with. First off, they send unfriendly letters of non-compliance. When you fix it, they say you didn't and fine you. You go to the office and the guy at the office says not to worry about it and he's taking care of it because we shouldn't have gotten fined. Then you get a certified letter saying that it's in collections because you didn't pay the fine. None of their employees are on the same page. Another example... we got a non-compliance letter because the roots of our tree were exposed. We called and asked what we should do about it. The guy told us to cut them out. Uh, hello... If you cut the roots of a tree, the tree dies.

 Useful **36**  Funny  Cool **2**




**Gary K.**

Spokane, WA

 2 friends

 49 reviews

      6/20/2010

 First to Review

Avoid this outfit at all costs!!! I belong to a number of Home Owner's Associations in Las Vegas and this is by far the worst. Their list of horrors is endless including: 1. They only will deal with you by US mail. There is never any courtesy call, email or faxes. So if you're on

vacation, retired and travel, or you have a second home, you must have someone monitor your mail at all times. I've asked them to send me emails and get with the 20th century (not the 21st) but they refuse.

2. They send very nasty violation letters to you about your property including important issues like your cat not staying in your yard, children playing in the street, etc. I'm not making this up! 3. Maintenance issues like faded shutters are dealt with en masse for numerous houses and they will not bother to try and help fix such "Violations."

4. They are never polite and always threaten you with property liens and fines and give you very little time to attend to their constant quibbles. This is why you must stick by your mailbox at all times! I was out of the country for a few months and one of the bushes in front of my house had grown six inches and covered the lighted address on the front of the house. By the time I returned to Las Vegas I was getting fined \$50 a day for not responding to their mailings when I wasn't even on the continent! I'm not making this up! 5. If you rent out your property they will insist on knowing the color of your grandparent's eyes, any tattoos you have, the name of your dog, etc. They are intrusive to an extreme.

6. Any changes to your landscaping in front of your house, painting, etc will cost you money just to submit the extensive paperwork they require and of course they are very slow to respond. I had to get them on the phone and ask for an emergency ruling on removing a tree that was blocking my sewer line and sewage was backing up to near the front door. They had taken weeks to respond and we couldn't wait any longer.

Do not buy a house that is managed by Terra West (Terror West). They seem to believe that a Homeowner's Association means that they own the homeowners and not the other way around! You will loathe life you don't heed this warning! You will dread even going near your mailbox! If you sign on with these people they basically own the front of your house including your driveway and you must do whatever they order you to do. They treat homeowners like dirt! It's a nightmare! If you have nothing to do with these folks I envy you!



Useful 47



Funny 6



Cool 2

Photo

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

Juan Business Manager

R.

7/10/2010 • Gary, I apologize that your experience has not been satisfactory! We are committed to the highest level of customer

service, and are sensitive to the frustration that our tenant residents or owners sometimes feel as a result of Courtesy or Violation Notices. We understand the letters can come across threatening; however, that is not what we want. Nevada law requires that these types of letters must be sent via the regular mail system.

I would welcome the chance to speak with you about the issues you have had in your home, and hopefully get it corrected! You can reach me at 702.251.4541.

[Read less](#)



C.L.

Henderson, NV

👥 2 friends

★ 18 reviews

📷 19 photos

★☆☆☆☆ 10/4/2012

Well don't rent from them besides the outrageous deposits they require. Also, don't expect to get your cleaning deposit back right away. Submitted my checkout list marked with any repairs that needed to be done that were mechanical. I touched up paint cleaned every surface even scrubbed under the washer and dryer, the condo only had one room (bedroom)with carpet and they still charged me \$75 steam clean fee because I did it myself instead of having a professional in to do one room. There were no stains. I took several pics before turning in the keys. Oh and they didn't return me the \$75 key deposit because i changed the locks even though I gave them keys and even put high end locks and new door handles on all the doors. They did not reimburse me even with the receipt for the pool key I had to purchase from the HOA. I won't go into the harrassing letters for having items on my patio. One was building materials it was a piece of 2x4 at the bottom to keep the landscapers from blowing leaves, cigarette butts (not mine) and rocks onto the patio. They failed to send back with the check what I failed to clean to their expectations. Will update on the response when I send my letter to them. P.S. I heard they are not any better in their HOA department

👍 Useful 13

😄 Funny

😎 Cool

Photo  
of  
Juan

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



R.

10/8/2012 • Dear Reviewer,  
 We regret to hear of any situation where one of our customers has had a negative experience. In turn we are always looking to improve our customer service and relations. If you would please submit a written dispute detailing the charges in question (security deposit, key deposit, and receipt from HOA regarding pool key), it will be reviewed thoroughly to determine if the amount of your refund was appropriate. We sincerely apologize for any inconvenience this situation has caused you, and if you have any further questions or comments, please do not hesitate to send us an email at [admin@terrawest.com](mailto:admin@terrawest.com).

[Read less](#)



**Leila P.**  
 Henderson, NV  
 🍷 192 friends  
 🌟 2 reviews

★★★★★ 6/20/2013

I am really surprised by the negative feedback for Terra West- though I am evaluating as a renter and not as a homeowner. I have been renting from Terra West for the past year (in Henderson), and they have been amazing! They are fulfill all of my work order requests and in the timeliest fashion. Joyce Davis is particularly helpful and kind. I recommend TW to all of my friends and colleagues who are looking to move- suggesting they search by the managing company of Terra West, rather than the building. I have been a renter for at least a decade (though mostly in Los Angeles) and I have never experienced a company that is both friendly, accommodating and efficient. I definitely recommend them for anyone who is looking for a place in the LV area.

👍 Useful    😄 Funny 2    😎 Cool 1



**J.B.**  
 Las Vegas, NV  
 🍷 0 friends  
 🌟 7 reviews

★☆☆☆☆ 9/29/2011

I recently moved into a Terrawest property. For some reason they keep sighting me for what the neighbor does. They said I left my garbage can out overnight. They need to get there facts straight before they go accusing people. The neighbor accross the street from us and the one next door always leave there garbage out. They also sighted us saying you can see it from the street. Well TerraWEST FYI I have been

looking at my neighbor accross the streets garbage can since I moved in. So some consistency on your part would go along way. Don't mind fixing it if it was something we did. Just think you need to do a little more research and treat everyone as equals.

Useful **3** Funny Cool

< 1 2 3 4 **5** >

5 of 5

70 other reviews that are not currently recommended

### You Might Also Consider

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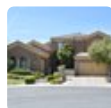
#### All American Liquidation and Estate Sales

...

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

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Real Estate Agents

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