

Thanksgiving !!

.....tis the season !

Monterey 2024 Financial Update:

Thanks first should go to the previous and current Monterey HOA volunteer Board of Directors whose financial planning and balanced financial management have left the community with a foundation that is above average:

Cash in Bank at End of Year **2016** \$2,626,858.62

Cash in Bank October 31st **2024** \$2,860.409

We are all thankful for their volunteer efforts.

The 2025 budget will be distributed in the next two weeks. The monthly unit assessment is not increasing, and expenses are outlined in the budget presentation. The Board of Directors has made every effort to balance income and expenses. This has not been easy these past two years, and it may not be possible in the next two years but for now we will pause and reflect on the valuable contribution and influence of our volunteer Board members.

Monterey HOA Office Holiday Calendar

The HOA office will be closed 28th and 29th of November for Thanksgiving Holidays; 24th and 25th of December for Christmas; December 31st and January 1st.

Happy New Year 2025 !

Monterey HOA Board of Directors

Beebe Clark
PRESIDENT

Chris Hooper
TREASURER

Linda Edelman
SECRETARY

Monterey HOA Staff

MOANA VINEYARD
COMMUNITY MANAGER

NANCY POWELL
RESIDENT SERVICES

REGGIE McCLAIR
MAINTENANCE SUPERVISOR

GLIMAR GARCIA-OLIVERA
MAINTENANCE ASSISTANT


OFFICE HOURS

MONDAY - FRIDAY
8:00 A.M. TO 5:00 P.M.

2897 LOVELAND DRIVE
UNIT 3401
LAS VEGAS, NV 89109

CLOSED
SATURDAY &
SUNDAY

PHONE NUMBERS

Office (702) 735-3143
Fax (702) 735-5185
Emergencies Safety or Fire 911
Water-Flooding-Smoke 702-735-3143
Karen Gate (Call Downs) (702) 796-8503
Maryland Gate (702) 732-2701
Desert Inn Gate (702) 732-8337
VET*SEC Protection Services
On-Site Rover (702)-376-9742
Master Association (702) 732-0329

Professionally Managed By
<u>Level Community</u> <u>Management</u>

Community Reminders for 2025

- **Speeding ! speed limit is 20 mph. Tickets are expensive.**
- **Dog Waste ! Be kind to your neighbors and pick up after your dog and keep him/her leashed.**
- **BBQ Timer Procedure: Turn on the gas under the BBQ/ Set the BBQ timer/ Press the ignite button to start the BBQ – Enjoy.**
- **Water Shut Offs for plumbing work: shut-offs must be scheduled with the HOA. Do not try to piggy back your plumbing on other homeowner's shutoffs without contacting the HOA. It causes delays and frustration.**
- **Electric Car Chargers from unit to vehicle are not permitted**
- **Handicapped parking should be respected.**

January 2025 Board of Directors Meeting Notice

Jan 14, 2025, 05:30 PM: In person at 2897 Loveland Drive, #3401 LV NV 89109 – Agendas will be available Five Days prior to the meeting and can be picked up at the HOA office (Unit 3401) or email **monterey@levelprop.com** and the agenda can be sent to you electronically. Unit owners have the right to receive a copy of the minutes of the meeting upon request; the right to speak to the Board during Homeowner Forums provided for that purpose, at the beginning of the meeting to speak to Agenda items only and at the end of the meeting to speak to items of general concern; the right to a copy of the recording of a meeting upon request for a fee which depends upon the medium of distribution.

Executive Session: Tuesday, January 14, 2025, at 4:00 PM

Please note: Executive Sessions are closed to homeowners unless they are on the agenda for discussion related to their condo unit.

UPDATE YOUR EMERGENCY CONTACT INFORMATION

Keep your emergency contact information current. We often must contact next of kin in a personal emergency or contact someone for a leak or A/C concern. It delays service not to have a responsive emergency contact number.