



September 2024

**Monterey HOA
Board of Directors**

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MAINTENANCE SUPERVISOR**

**GLIMAR GARCIA-OLIVERA
MAINTENANCE ASST.**

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**

TEMPERATURES ARE COOLING IN MONTEREY
If you have survived the Summer and can look forward to
the Fall, Congratulations!

Now we can get back to Landscaping our beautiful grounds that are both blooming and dying because of the heat. Sadly, we lost many plants, and we will have to spend the Fall replacing and renewing what didn't make it. New plants will be those that thrive in our Mojave Desert Summers: lantana, Mexican birds of paradise. Fortunately, they are colorful and enduring.

Some Summer landscaping notes from Star Nursery:

"As the summer sun begins to wane, many desert gardeners might find that their once thriving landscape is now stressed due to the intense heat we experienced this year. Conditions such as high heat, dry spells, unsuitable plant selection and/or location, and extended daylight hours can put even the hardiest plants in a position to experience stress."

"One of the primary causes of summer stress is when a plant's root system is unable to supply water to the leaves fast enough to keep them replenished. This can result in scorched leaves or even leaf drop and can happen even if the ground appears to be wet. Many gardeners tend to over-water their plants during the summer in hopes of getting more water to the leaves; however, this usually leads to root rot."

REMINDERS:

Air Conditioning: Although you don't want to think about it right now, Fall is a good time to evaluate your a/c (label it with magic marker so you know which is yours) and your condensation line. Get ahead of next summer.

Pool Time: Be mindful of the neighbors when you are using the pools anytime but especially after 7 pm. Having pools open 24/7 is a privilege – don't waste it by being noisy and disturbing the folks who may be sleeping.

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
On-Site Rover
(702) 702-378-3023

Master Association
(702) 732-0329



Professionally
Managed By

Level Property
Management

Office Closure for Labor Day: Monday September 2nd

FINANCIAL NOTES: Homeowners should be aware of rising utility prices which impact Monterey's bottom line. Gas which heats our hot water has risen almost 300 %; sewer has been increased 8%. Fortunately, because of our landscaping adjustments and turf conversions water prices may have risen but they have not affected us as our consumption is down. Annual water expenditure for 2012 was \$146,194; for 2023 it was \$125,179.

With the ups and the downs we are maintaining our cash balances:

Cash balances 12.2016 \$2,626,858 // 12.2023: \$2,750,937

HOA MANAGEMENT & PROPERTY MANAGEMENT

Homeowners, in addition to obtaining your own insurance for components that the HOA insurance does not cover, **IF YOU ARE AN ABSENTEE OWNER OR HAVE A TENANT** you should obtain your own Property Management Company to address those issues that do not come under the umbrella of association care. They should provide rapid response 24/7 for you the owner, for all emergencies and especially water intrusions. Monterey at LVCCHOA provides a first responder service for water intrusions especially, however, if you do not have a property management first responder service who will immediately come out to the unit to address whatever is needed you are accepting all vendors who Monterey calls out to address the issue/s. That means you accept paying the invoices to those vendors. It is best that Monterey first responders and your own first responders be at the site to resolve issues. This avoids conflicts later and you, the homeowner, remain in control.

Working with your insurance company is prudent, however they usually do not provide 24/7 response service. Make sure that the association has the name of your on-call Property Management Service in their database.

BOARD OF DIRECTORS MEETING in person
2897 Loveland Dr #3401 LV NV 89109; Sep 3, 2024 5:30 PM

Executive Session: Tuesday, September 3, 2024, at 4:00 PM
Please note: Executive Sessions are closed to homeowners unless they are on the agenda for discussion related to their unit.

Per NRS 116.31083 Unit owners have the right to:

- Receive a copy of the minutes or a summary of the minutes of the meeting. These can be provided to the Unit owner upon request.
- 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 association concerns.
- Have a copy of an audio recording of the meeting upon request for a fee, or an electronic delivery for no fee.

Copies of the agenda for the Board meetings may be obtained (5) days in advance of each meeting by contacting the Management Office at monterey@levelprop.com

Thank-you for your participation and your co-operation.