



September 2025

## Slow Down Homeowners !!

Speeding has become a problem in Monterey and we appreciate the Master installing the monitor on Loveland Drive. The corner of Geary & Loveland is of particular concern. Slow Down and stay safe.

## Financial Notes for the 2026 Budget Season:

\*\*\* The following budget comments are copied From Sonya Meriweather (CICCH Ombudswoman) Winter 2025 'Community Insights' Newsletter

### \*\*\*Reasons to Increase Assessments:

- **Operational Costs – maintenance, utilities, insurance**
  - **Reserve Funding – Ensuring financial stability**
- **Economic Trends in the Broader Marketplace – inflation and other market conditions can increase the cost of services and materials, negatively impacting the Association's budget.**

### \*\*\*Pros of Increases:

- **Financial Stability – meeting financial obligations**
- **Preventing Deteriorating Infrastructure – Adequate funding allows for timely repairs and upkeep of common areas and helps maintain property values.**
- **Avoiding Special Assessments – incremental increases in regular assessments may reduce the need for sudden, large special assessments.**

### \*\*\*Cons of Increases:

- **Financial burden on homeowners – Increases may place strain on fixed incomes or on those who already struggling financially.**
- **Potential Backlash – Homeowners can feel disenfranchised if increases are perceived as wasteful spending**

### Monterey HOA Board of Directors

**Beebe Clark**  
PRESIDENT

**William Graham**  
TREASURER

**Mark Johnson**  
SECRETARY

### Monterey HOA Staff

**MOANA VINEYARD**  
COMMUNITY MANAGER

**NANCY POWELL**  
RESIDENT SERVICES

**REGGIE MCCLAIR**  
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**

## **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**

### **Allied Universal**

**On-Site Rover**

**(702) 702-306-9193**

### **Master Association**

**(702) 732-0329**



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**“The reality is that no-one is ever excited to receive an increase in assessments yet increases may be necessary and needed. Failure to raise assessments when required may lead to long-term consequences such as opening the association to being vulnerable to financial crisis, higher repair and replacement costs in the future, decline of property value due to poor or lack of maintenance and potentially substantial Special Assessments”**

## **DECORATIONS EXTERIOR TO YOUR UNIT:**

**Before you install any kind of wall/door décor on your balcony, door or exterior wall (wreaths, chimes, pots, screens) check the Monterey Rules. If you need a copy contact us at**

**[Monterey@levelprop.com](mailto:Monterey@levelprop.com)**

## **AIR CONDITIONER MAINTENANCE –**

**Get ahead of next summer.**

**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.**

## **Office Closure for Labor Day: Monday September 1<sup>ST</sup>**

### **BOARD OF DIRECTORS MEETING in person**

**2897 Loveland Dr #3401 LV NV 89109; Tuesday Sep 9, 2025 5:30 PM**

**Executive Session:** Tuesday, September 9, 2025, at 4:00 PM

**Please note:** Executive Sessions are closed to homeowners unless they are on the agenda for a 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](mailto:monterey@levelprop.com)

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