



MONTEREY

AT THE LAS VEGAS COUNTRY CLUB

March 2025

Monterey HOA Board of Directors

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TREASURER

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RESIDENT SERVICES
MONTEREY@LEVELPROP.COM

REGGIE MCCLAIR
MAINTENANCE SUPERVISOR

GLIMAR GARCIA-OLIVERA
MAINTENANCE ASSISTANT

WEBSITES
Montereyatlvc.com
PUBLIC WEBSITE

FINANCIALS AND INFORMATION

AVAILABLE ONLY TO

HOMEOWNERS IS AVAILABLE BY

LOGGING INTO YOUR MONTEREY

ACCOUNT AT

WWW.LEVELPROP.COM. USE

YOUR PERSONAL HOA ACCOUNT

NUMBER AND YOUR PASSWORD.

IF YOU HAVE DIFFICULTY

From the Monterey Poet's Corner..... A Spring Flower from Jackie
our US Postal Service Carrier:

From the Bottom of my Heart, I appreciate you all so much
Your Generosity and kindness, Gave my holidays such a grateful touch
One day, focused on the job, Distracted only by the Pups
I stupidly took a gift, without ever looking up
So Chloe, please for me, Thank your Mom and Dad
I should have asked their names, and to this day I feel so bad.
However, there's a Gentleman Who has earned Accolades Galore
His name is Reggie McClair, and he just accomplished year 44!
If and when you see him kindly give him a smile and a wave
And let's celebrate all the years, Of Dedication this man gave !

And at the cusp of a favorite season, just before the blaze,
You just might hear me whistlin' On these glorious spring days
Shall you all have a wonderful summer,
And if you're travelin' let me know
I shall take care of your mail here, So you feel secure as you go.

UNIT PREVENTIVE MAINTENANCE REQUIREMENTS

Homeowners are expected to proactively perform regular inspections and maintenance on the water lines which exclusively serve their Unit, plumbing fixtures and appliances whether free standing or built-in, including but not limited to, the following:

1. Plumbing supply lines to toilets, sinks, and other appliances;
2. Washing machine hoses;
3. Shut-off valves to ensure proper operation;
4. All appliances and fixtures that use or hold water (dishwashers).

Unit Owner Interior Maintenance to be done regularly.

- The water line (hose) to each toilet and the water lines to each sink in each Unit should be replaced with a braided stainless-steel water line, and a quarter turn angle stop (i.e., turn-off valve).
 - Please note that the shut-off valve for the dishwasher is the same as the hot water shut-off valve for the kitchen sink.
- The water lines to the washing machine should be replaced with braided stainless-steel water lines.
 - The washing machine hose bibs (turn-off valves) should be replaced with new ones if they are older than ten years old.
- When Units are unoccupied for a long period of time, turn-off the water line/hose to each toilet and the water lines to each sink in the

CONTACT

MONTEREY@LEVELPROP.COM

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

Monterey Office
(702) 735-3143

Monterey@levelprop.com

Emergencies 911
Water-Flooding-
Smoke
(702) 735-3143

Karen Gate
(702) 796-8503
Maryland Gate
(702) 732-2701
Joe Brown Gate
(702) 732-8337

VET*SEC Protection
On-Site Rover
(702) 376-9742

Master Association
(702) 732-0329



Professionally
Managed By:
Level Community
Management

Unit. Also, turn-off the water lines to the washing machine.

- Please note that the shut-off valve for the refrigerator, with an ice maker and/or water dispenser, is the same as the cold water shut-off valve for the kitchen sink.

Units must be insured for damages caused by their various pipes/valves leaking down into lower units. Contact your insurance agent for information.

Community Reminders:

- **Please Do Not put trash in the dumpster area OUTSIDE of the dumpster. Security is writing these up as 'illegal dumping' – which it is.**
- **Please Do Not put household trash or doggie waste in the mailbox trash cans. These get filled up very quickly. Household trash belongs in the dumpsters.**
- **Artificial Turf: Please do not let your dog do his business on the artificial turf. All dog waste deposited anywhere should be picked up using the provided doggie bags. It is best to not walk on the artificial turf as pet urine will accumulate and begin to smell.**

BOARD OF DIRECTORS MEETING –
Wednesday, Mar 26th, 2025 5:30 PM –

In person: Monterey Offices 2897 Loveland Drive Unit 3401.

Agendas will be available on March 20th 2025 via email
monterey@levelprop.com or in person pick up at Unit 3401.

Homeowners 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 commensurate with the medium.

Executive Sessions: Tuesday, Wednesday, March 26th, 2025 at 4:00 PM

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