



January 2025

**Monterey HOA
Board of Directors**

**PRESIDENT
BEEBE CLARK**

**TREASURER
CHRIS HOOPER**

**SECRETARY
LINDA EDELMAN**

**Monterey HOA
Staff**

**MOANA VINEYARD
COMMUNITY MANAGER**

**NANCY POWELL
RESIDENT SERVICES**

**REGGIE McCLAIR
MAINTENANCE SUPERVISOR**

**GLIMAR GARCIA-OLIVERA
MAINTENANCE ASSISTANT**

OFFICE HOURS

**MONTEREY
OFFICE HOURS**

**MONDAY - FRIDAY
8:00 A.M. TO 5:00 P.M.
2897 LOVELAND DR.
UNIT 3401
LAS VEGAS, NV 89109**

**CLOSED
SATURDAY &
SUNDAY**

PHONE NUMBERS

JOY & GOOD HEALTH !
MONTEREY RESIDENTS

*Landscape Update – endlessly pursuing
beautification in our Monterey Community.*

- Big Thanks to the Master Association who gave us their chunky rock (At No Cost) and their ¾” vista gold rock to supplement our rock and cover bare spaces. While it is not exactly the same color it will blend well and fill in much needed areas of bare soil.
- We are installing 8 new park benches and doggie stations in order to create ‘Park Areas’ which will exempt areas of grass from SNWA turf conversion. Currently we do not have a need to convert more grass although we have some ‘borderline areas’ that may not meet the standard of being 10’ from curblineline. These will be evaluated in Spring.
- The utility box at the entrance is getting a new look. Anyone who has suggestions for the new look can contact monterey@levelprop.com.

BOARD OF DIRECTORS’ MEETING NOTICE

Meetings of the Board of Directors will be held the second Tuesday of every second month. These meetings are where Decisions for the Monterey Community are made by homeowners elected for that purpose. As a Monterey homeowner, it is important to stay informed about what is happening in your community. Discussions and decisions are made regarding repairs and changes to services such as swimming pools, landscaping, and other important matters. The Board of Directors encourages your attendance. At the beginning of each meeting a time is set aside for homeowners to comment on Agenda items and at the end of the meeting there is time for homeowners to comment on items not agendised. A Formal Communication Form is attached with this newsletter. This is for Comments, Complaints or Compliments. It is also available in fillable format from

Monterey@levelprop.com

BOARD OF DIRECTORS MEETING CALENDAR FOR 2025

**Tuesday, January 14, 2025 – 5:30 PM
Tuesday, March 11, 2025 – 5:30 PM**

**Monterey HOA
Office
(702) 735-3143**

**Monterey HOA
Fax
(702) 735-5185**

**Emergencies
Safety or Fire
911**

**Water-Flooding-Smoke
(702) 735-3143**

**Karen Gate
(702) 796-8503**

**Maryland Gate
(702) 732-2701**

**Desert Inn Gate
(702) 732-8337**

ALLIED UNIVERSAL

**Onsite Rover
(702) 306-8006**

**Rover 2
(702)-306-9193**

**Master Association
(702) 732-0329**



**Professionally
Managed By:**

**Level Community
Management**

Annual Meeting: Monday, May 12, 2025– 1:00 PM
Organizational Meeting: Monday, May 12, After Annual Meeting
Tuesday, May 13, 2025 – 5:30 PM
Tuesday, July 8, 2025 – 5:30 PM
Tuesday, September 9, 2025 – 5:30 PM
Tuesday, November 11, 2025 – 5:30 PM

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 an at cost fee depending upon distribution medium.

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

MONTEREY COMMUNITY REMINDERS:

In order to keep our Community clean & tidy we ask the following:

- 1. CAR COVERS – need to be logged in at the Monterey Office. If they become unattached and unsightly they will be removed and discarded. This also applies to the bicycle covers. They must be tied down and kept clean and neat.**
- 2. BICYCLES IN BIKE RACKS need a permit which can be obtained at the Monterey Office in order to avoid removal.**
- 3. LOCKBOXES – We are experiencing an uptick in the number of abandoned and unsightly LOCKBOXES attached to stair railings and other unusual places. In future Lockboxes must be registered with the Monterey Office to avoid being cut off and discarded.**
- 4. DOG WASTE – Dog Owners Wake Up !! We all love our pets just pick up after them.**
- 5. CIGARETTE BUTTS – Smokers Wake Up !! Pick up your butts !**

Thank-you for your co-operation.

BOARD OF DIRECTORS MEETING: January 14th, 2025 5:30 PM

In person at 2897 Loveland Drive LV NV 89109 #3401 Monterey HOA Offices Board meeting agendas will be available on January 9th 2025, and can be picked up at the HOA office (Unit 3401) OR email the HOA at monterey@levelprop.com and the agenda can be sent to you electronically.

Executive Session: Tuesday, January 14TH, 2025, at 4:00 PM: Closed to general homeowners unless a homeowner has a hearing.

Happy New Year !