



February 2025

## Wildlife Sightings !

While Las Vegas is known for its 'wildlife' it is still a little alarming to confront a rat, a mouse, a feral cat, a coyote when you are walking around the community. Living on a Golf course is an exposure and unfortunately stray wildlife drawn by the open expanses and occasional vegetation of the Golf Course are looking for warmth and shelter on colder days.

The Association has bait stations all around the community to capture rodents. Most of them are harmless and we are not aware of them being in sufficient numbers to warrant concern.

Please report sightings to [Monterey@levelprop.com](mailto:Monterey@levelprop.com)

## LANDSCAPING UPDATE

Homeowners please note that we are scheduled to remove more trees. Several Pines have died and there are Mulberry trees that are so close to buildings that they create problems for the sewer lines and the roofs. They have provided shade for a lot of years and we are grateful for their tenure in our community, but we must renew our landscaping and replant trees that are both better suited to our Mojave Desert Environment and have many more years of growth.

**WATER SHUT OFF REMINDER: PLEASE DO NOT ATTEMPT TO DO INDIVIDUAL REPAIRS WHEN THE WATER IS SCHEDULED TO BE SHUT OFF WITHOUT ADVISING MANAGEMENT. THIS CAUSES UNNECESSARY INCONVENIENCE TO HOMEOWNERS.**

For those who have friends or family living alone in the unit please give them a call frequently to make sure that they are ok. Friends can check up on friends. If you need an official wellness check LVMPD 311 will assist. If you live out of state and want to check on a Monterey Resident call: 702-828-3111

**MONTEREY OFFICE HOLIDAY CLOSURE**  
President's Day Monday February 17<sup>th</sup>

<b>Monterey HOA</b>
<b>Board of Directors</b>
<b>PRESIDENT</b> <b>BEEBE CLARK</b>
<b>SECRETARY</b> <b>Linda Edelman</b>
<b>TREASURER</b> <b>CHRIS HOOPER</b>
<b>Monterey HOA</b> <b>Staff</b>
<b>MOANA VINEYARD</b> <b>COMMUNITY MANAGER</b>
<b>NANCY POWELL</b> <b>RESIDENT SERVICES</b>
<b>REGGIE McCLAIR</b> <b>MAINTENANCE</b> <b>SUPERVISOR</b>
<b>GLIMAR GARCIA-OLIVERA</b> <b>MAINTENANCE ASSISTANT</b>
<b>OFFICE HOURS</b>
<b>MONDAY - FRIDAY</b> <b>8:00 A.M. TO 5:00 P.M.</b>
<b>2897 LOVELAND DRIVE</b> <b>UNIT 3401</b> <b>LAS VEGAS, NV 89109</b>
<b>CLOSED</b> <b>SATURDAY &amp;</b> <b>SUNDAY</b>

## HOA CONTACTS

[monterey@levelprop.com](mailto:monterey@levelprop.com)

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

**Monterey HOA  
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**

**Joe Brown Gate  
(702) 732-8337**

**Allied Universal  
On-Site Rover  
(702) 306-9193  
Or 702-306-306-8006**

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



**Professionally  
Managed By:**

**Level Community  
Management**

## Frequently Asked Questions (FAQs)

### **Question: Who owns the Monterey Community Mailboxes?**

**Answer:** The Monterey Homeowner Association (HOA) community homeowners owns the mailboxes.

### **Question: How does a homeowner change the lock and key of their mailbox?**

**Answer:** The locks and their keys can be bought at Home Depot, Lowe's or from a Locksmith. The old locks can be replaced with the new locks by anyone the homeowner chooses. (It's simple, all you need is an adjustable wrench.)

If you do not want to replace it yourself Monterey Maintenance Staff will replace the lock for a nominal fee. Contact [Monterey@levelprop.com](mailto:Monterey@levelprop.com)

### **Question: Where can you obtain a Monterey Amenity Key for the five Swimming Pools, Fitness Center, and the two Laundry Facilities?**

**Answer:** The Amenity key can be obtained by the Homeowner or Property Manager of a Unit at the Monterey Homeowners Association Office at: 2897 Loveland Drive, Unit 3401, Las Vegas, NV 89109, telephone (702) 735-3143.

### **Question: Where can you obtain a vehicle entry/parking RFID for the entire Las Vegas Country Club Estates (LVCCE)?**

**Answer: First Step:** Contact Monterey HOA [Monterey@levelprop.com](mailto:Monterey@levelprop.com) Residents will need to provide their driver's license, vehicle registration & insurance to the Monterey HOA office prior to receiving an RFID from the Master Association Office. **Second Step:** The RFID and Parking Decal can be obtained at the LVCCE Master Association Office at 2854 Geary Place, Unit 3809, Las Vegas NV 89109, telephone (702) 732-0329 after registering with Monterey HOA.

### **Question: How do I contact security in an emergency?**

**Answer:** In the event of an emergency, call 911 for medical, fire or police services. For other Monterey Community security matters, contact the LVCCE Allied Universal

On-Site Rover at (702) 306-9193 Supervisor 702-306-8006

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**BOARD OF DIRECTORS MTG: Tuesday, March 25th, 2025, 5:30 PM – in person 2897 Loveland Drive #3401 LV NV 89109 The Agenda will be available upon request after March 19<sup>th</sup> from [Monterey@levelprop.com](mailto:Monterey@levelprop.com)**

#### **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.

**Executive Session: Tuesday, March 25th, 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.