



June 2025

## 2025 BOARD MEMBER ELECTION RESULTS

### Monterey HOA Board of Directors

**Beebe Clark**  
PRESIDENT

**WILLIAM GRAHAM**  
TREASURER

**Mark Johnson**  
SECRETARY

The Annual Meeting of Owners and Election of Board Members was held on May 12, 2025. Two Board Positions were open, and Four candidates volunteered for service.

**Congratulations to William Graham and Mark Johnson who were elected to the Board of Directors for two-year terms.**

Bill and Mark both bring a lot of business experience to Monterey, so we are grateful for their willingness to participate in the governance of the Monterey Community.

**Great thanks to Linda Edelman and Chris Hooper who served the Monterey Community for two years.**

### Monterey HOA Staff

**MOANA VINEYARD**  
COMMUNITY MANAGER

**NANCY POWELL**  
RESIDENT SERVICES

**REGGIE McCLAIR**  
MAINTENANCE SUPERVISOR

**GLIMAR GARCIA-OLIVERA**  
MAINTENANCE ASSISTANT

## POOLS & HOT TUB

We appreciate homeowner patience as we bring our 40-year-old pools into line with new codes and future expectations. Pool 5 has been closed for some time to allow for repairs required by the SNHD. Pool 2 is now closed to allow for extensive remodeling of the Hot Tub. We are actively taking bids for a complete remodel and/or substantial repairs.

**NEIGHBOR PRIVACY REMINDER:** Please respect your neighbor's right to privacy in their unit and while they are out walking. People do not always want uninvited conversations. We are on a Golf Course which makes our Community open to casual wanderers so each owner should be sensitive to neighbor reluctance to have unknown people knocking on their doors or approaching them while walking. **Security Alert:** Get an alarm system for your unit and Leak Detection; Keep your vehicles locked and alarmed. **The Frontline of security is the responsibility of the unit owner.**

## 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**

## AIR CONDITIONING UNITS

Air conditioning units are the responsibility of owners. Please take the time to take a sharpie and mark your unit. This is a convenience for all owners who need to have maintenance done and must sort out who owns what unit.

**Service:** Please service your Air Conditioner so that it is as noise free as possible. Parts age over the winter months and when they get started up again they make a noise that can keep others awake either during the day or at night.

## BIKE PROTOCOLS

**Reminder:** Bikes left in the Bike Racks must be registered with the HOA. Permit tags will be provided and must be fixed to the Bike. 'Inoperable' bikes will be removed.

## **PHONE NUMBERS**

### **Office**

**(702) 735-3143**

### **Fax**

**(702) 735-5185**

### **Emergencies**

**Safety or Fire 911**

### **Water-Flooding-Smoke**

**(702) 735-3143**

**24/7/365**

### **Karen Gate**

**(Call Downs)**

**(702) 796-8503**

### **Maryland Gate**

**(702) 732-2701**

### **Desert Inn Gate**

**(702) 732-8337**

### **Allied Security**

**On-Site Rover**

**(702) 306-9193**

### **Master Association**

**(702) 732-0329**



**Professionally  
Managed By**

**Level Community  
Management**

**Bikes should be used on the streets not on the sidewalks or on grass areas around the perimeter of the community.**

## **CAR COVERS & 'STORAGE' OF VEHICLES**

The Las Vegas International Country Club Estates is genuinely an international community with homeowners who come here from all over the world and all over the United States. If you are one of those fortunate people and you leave a vehicle here in Monterey for use while you are here contact the office and notify us of the Make, Model and License plate # and make sure we have contact information in case we need to move the vehicle in an emergency.

Car Covers require Permits which can be obtained from the Monterey Offices. Car Covers must always be tightly in place. If they become torn we will try to contact you but the torn cover will be removed. Please contact the HOA [monterey@levelprop.com](mailto:monterey@levelprop.com) for the applications for both Bike permits and Car Cover permits.

If you are an international traveller you should have a local contact who can address unforeseen situations as they may occur with vehicle, bicycle or unit.

## **OFFICE HOLIDAY**

The HOA office will be closed Monday, May 26<sup>th</sup> Memorial Day.

**NEXT BOARD OF DIRECTORS MEETING: July 8, 2025, 05:30 pm**

**In person at 2897 Loveland Drive, #3401 LV NV 89109.**

**Executive Sessions in person: Tuesday July 8, 2025 – 4:00 PM**

**Please note:** Executive Sessions are closed to homeowners unless they are on the agenda for discussion related to their condo 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 a recording of the meeting upon request for a fee dependent upon medium of distribution.

Copies of the agenda for the Board meetings may be obtained (5) days in advance of each meeting by contacting the Management Office by emailing:

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