



April 2025

**Monterey HOA
Board of Directors**

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SUPERVISOR**

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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**

LANDSCAPING UPDATE AND SCHEDULE

Unfortunately, we will be removing 7 more trees. While we all grieve the loss of the trees and their canopy, we can be grateful that they lived with us this long. When considering removing a tree its location (especially proximity to building) is important. The trees were planted by developers who did not anticipate problems of location and planted trees to mitigate the fact that we are in the Mojave Desert. After 50 years, they have reached their age of maturity and the root development has been undermined by age, canopy expansion and failed lateral growth because they were planted between buildings and pavement usually too close to both.

REPLANTING: Per the Board policy we will be planting new trees in locations better suited to long term lateral root development and canopy expansion. We are also very appreciative of the fact that plants and trees suited to the Mojave Desert are very colorful. We will be planting radiant lantana; Texas Mountain Laurels; Red Push Pistache; Mexican Birds of Paradise and oleanders. These plants have vibrant colors at different times of the year.

ROCK REFRESH & IRRIGATION UPGRADES

These are scheduled for the April/early May season. We are working to get ahead of the summer heat.

MONTEREY COMMUNITY SECURITY INFORMATION

Please take note of the following security contacts within the Monterey community:

- (a) If you have a life-threatening emergency, please dial **9-1-1**
- (b) If you have non-Emergencies, please dial **3-1-1**
- (c) You may also contact Allied Universal Security within the Las Vegas Country Club Estates by dialing the Allied Universal Security On-Site Rover at: **(702) 306-9193**

MONTEREY COMMUNITY AMENITIES

The Monterey Homeowners Association (HOA) has many new homeowners, residents, and tenants, some of whom may not be aware of all the amenities available in the community, including:

- Five swimming pools located near Buildings 1, 14, 15, 30, and 35. The pools located near Building 14 and Building 35 are heated.

PHONE NUMBERS

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

**Monterey HOA
Fax
(702) 735-5185
monterey@levelprop.com**

**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
Security
On-Site Rover
(702) 306-9193**

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



**Professionally
Managed By:**

**Level Community
Management**

- Picnic areas with gas barbecues located at each swimming pool area.
- Emergency 911 phones located at each pool.
- First aid kit and shock blanket located at each pool.
- Hydro massage Spa, located near Building 14.
- Fitness center (Building 12, Unit 1207) with restrooms.
- First aid kit and shock blanket located in the Fitness Center.
- Mail Drop Box for outgoing mail is located at the HOA management office (Building 34, Unit 3401).
- 24-hour gated access with uniformed patrol.

RECOMMENDATIONS

Owning a condominium in Monterey has its own set of unique advantages and challenges. Many units are second homes, and owners may be away for various periods of time. It is recommended that homeowners:

- Update your contact information with the HOA Office (Unit 3401) when your primary mailing address, phone, email, or emergency contact information changes. If you are not receiving mailers or community notices, please contact the office at 702-735-3143 or at **monterey@levelprop.com**. All requests for address changes need to be in writing for record purposes.
- Provide a key to the HOA office for your unit for emergency purposes.
- If you are gone for extended periods of time, we recommend you hire a third-party person/company to check on your unit at least bi-weekly.

BOARD OF DIRECTORS' MEETING

In person at Monterey Offices 2897 Loveland Drive #3401.

Tuesday, May 13, 2025, at 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

Executive Session: Tuesday, May 13, 2025, at 4:00 PM

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