



# MONTEREY

AT THE LAS VEGAS COUNTRY CLUB

November 2024

## LANDSCAPING UPDATE

You may have noticed John Smith of Horticultural Consultants walking the property with his clipboard and camera. He is consultant to the Board on landscape renovation and tree maintenance. He has outlined a program for tree removal where necessary, tree replanting, upgrading irrigation and replanting. We have 18 acres to cover, and it is a sizeable effort to make use of the greatly improved temperatures before they become too cold to plant. The landscape company will be removing all the dead shrubbery which is primarily the mock orange that should not have been planted in the Mojave Desert. The Xylosoma / Photinias will be hard pruned to allow for regrowth during the Fall growing season. Desert Color will be replacing the greenery and for an example you can look along Loveland Drive for a basic template adding flowering oleanders in various colors.

**WALKING AT NIGHT** – Please wear reflective clothing like runners with reflectors or use a flashlight. We have speeders and others who do not pay attention. If you and your pet are not visible you are at risk. Use a Flashlight !

**CAR REPAIRS** – Are not to be done in Monterey Parking lots. This is a violation of rules subject to Notice, Hearing and Fine.

**DOGS ON LEASHES** – All Dogs must be on a leash and under the control of the owner at all times. Owners walking dogs that are not on a leash should be reported to the Monterey Office via email with a photograph. We need to be able to identify the dog and the owner.

## HOLIDAY EXTERIOR LIGHTS / DECORATIONS

As a reminder to all residents, winter holiday lighting and decorations are **ONLY** permitted on patio enclosures and balconies from **November 15<sup>th</sup> to January 15<sup>th</sup>**. The use of cable ties or twist ties are acceptable; however, the use of screws, nails or staples are **not** permitted. Please note that the lighting and decorations are not permitted on common areas such as building walls, landscaping, etc.

**WELLNESS CHECKS** – We frequently have need of wellness checks for elderly and disabled residents. For instate call 311. For out of state call 702-828-3111 or any state can call their info line and ask for emergency services/ non-emergency services for LV

## OFFICE HOLIDAYS

The HOA office will be closed Friday October 25th for Nevada Day and Thursday November 28th and Friday November 29th for Thanksgiving and Family Days.

### Monterey HOA Board of Directors

**Beebe Clark**  
President

**Chris Hooper**  
TREASURER

**Linda Edelman**  
SECRETARY

### Monterey HOA Staff

**MOANA VINEYARD**  
COMMUNITY MANAGER

**NANCY POWELL**  
RESIDENT SERVICES

**REGGIE MCCLAIR**  
MAINTENANCE SUPERVISOR

**GLIMAR GARCIA-OLIVERA**  
MAINTENANCE ASSISTANT

### 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**

## **CONTACT INFORMATION**

**Office  
(702) 735-3143**

**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**

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

**Vet – Sec  
On-Site Rover  
(702) 378-3023**

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



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## **PATIO TREES**

As a reminder trees in the patio are the responsibility of individual unit owners for upkeep. The Monterey Rules and Regulations state that, “Any patio or balcony must be maintained by Unit owner for the general cleaning, plant care and the upkeep of the appearance of the area(s). Plants, shrubs, and trees within the patio areas of a Unit are the responsibility of the Unit owner. No owner may maintain foliage on any porch, patio, or balcony that touches a building, obstructs a neighbor’s view, or is up against a patio enclosure.” (Rules and Regulations VIII. 62)

### **Board of Directors Meeting of November 5th has been rescheduled: New time -**

**BOARD OF DIRECTORS MEETING: Nov 12<sup>th</sup>, 2024, 05:30 PM**

In person meeting at 2897 Loveland Drive #3401 LV NV 89109

Unit owners have the right to have a copy of the audio of the meeting, the minutes or a summary of the minutes of the meeting upon request. Cost of a copy is dependent upon the medium of distribution. Unit owners have the right to speak to the association or the executive board unless the executive board is meeting in executive session. A period is devoted to comments by the units’ owners and discussion of those comments by the units’ owners at the beginning and end of the meeting. The period at the beginning of the meeting is devoted to comments on agenda items and the period at the end of the meeting is devoted to general items related to the community.

Board meeting agendas will be available on November 7th via email from [monterey@levelprop.com](mailto:monterey@levelprop.com) or in person pickup from the onsite office.

**Executive Session: Tuesday, November 12th, 2023, 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.

The Monterey at LVCC Homeowners Association is led by a three-person Board which serves the owners by protecting, preserving and enhancing the physical property in order to maintain property values and by encouraging cohesive community engagement. If you have comments or concerns, please stop by the office at 2897 Loveland Drive or email [Monterey@levelprop.com](mailto:Monterey@levelprop.com).

A Formal Communication Form is available for any homeowner to express their comments and concerns in a reasonable and documented manner.