

# **Monterey Jeopardy**

## **(Developed in the year 2020)**

**Question 1:** How many Two-Story Townhomes are in the Monterey Community?

- Answer: 9

**Question 2:** What is the total number of Condo Units in the Monterey Community?

- Answer: 551 (This includes the fitness center condo, and two HOA office condos)

**Question 3:** How many acres comprise the Monterey Community?

- Answer: 16 Acres

**Question 4:** Which Swimming Pools in the Monterey Community are heated pools? Provide the Pool Numbers.

- Answer: Pool 2 and Pool 5

**Question 5:** The Monterey Community had a perimeter fence that was fully taken down in the year 2020. What was the approximate length of the Monterey perimeter fence in linear feet? (Note that the perimeter boundary markers were preserved on the ground, just in case in the future, the Monterey Board of Directors votes on putting back up a new aluminum perimeter fence.)

- Answer: 4200 feet

**Question 6:** How many Fire Extinguishers are on the Monterey Community property?

- Answer: 114

**Question 7:** How many Mailbox Centers are in the Monterey Community?

- Answer: 7

**Question 8:** Which Building does not have a hallway and landing?

- Answer: Building 1

**Question 9:** Which Buildings have 40 Units each?

- Answer: Buildings 20 and 29

**Question 10:** How many buildings are in the Center Section of the Monterey Community?

- Answer: 8

## Monterey Jeopardy (Continued)

**Question 11:** How many Studios are there in the Monterey Community?

- Answer: 22

**Question 12:** How many total Monterey Units consist of one- and two-bedroom plans?

- Answer: 517

**Question 13:** Which Unit Numbers are owned by the Monterey Homeowners Association (HOA)?

- Answer: 3
  - Unit 3401      The Monterey HOA office
  - Unit 3403      The HOA Conference Room and the attached office
  - Unit 1207      The Fitness Center

**Question 14:** According to the Monterey Newsletters, how often in months, should you change the air filter in your Unit?

- Answer: Every three months

**Question 15:** What is the smallest square footage of the Studios in the Monterey Community?

- Answer: 590 Square Feet

**Question 16:** What is the square footage of the Townhouses in the Monterey Community?

- Answer: 1800 Square Feet

**Question 17:** What is the square footage of the Largest Condominium (three bedrooms, two bathrooms, breakfast room, kitchen, powder room, living room, dining room, and a patio/balcony) in the Monterey Community?

- Answer: 1400 square feet

**Question 18:** If the square footage of a downstairs condominium is 1386 square feet, is the condominium above that unit have the same square footage? Yes or No, and why?

- Answer: No. The hallway upstairs takes away some of the square footage.

**Question 19:** How many commercial hot water heaters are in the Monterey Community?

- Answer: 23

**Question 20:** Which Buildings have the least number of Condominium Units?

- Answer: Building 6 and Building 8 only have four condominium units each

## Monterey Jeopardy (Continued)

**Question 21:** What is the average monthly Water bill for the entire Monterey Community for the years 2015-2020?

<b>Average monthly: \$11,106.72</b>		Average yearly: \$133,280.66	
Actual Yearly Values:	Year 2020:	\$125,201.96	Year 2017: \$117,759.59
	Year 2019:	\$145,950.97	Year 2016: \$140,347.40
	Year 2018:	\$143,426.65	Year 2015: \$126,997.41

**Question 22:** What is the average monthly Electric bill for the entire Monterey Community for the years 2015-2020?

<b>Average monthly: \$2080.03</b>		Average yearly: \$24,960.39		
Actual Yearly Values:	Year 2020:	\$21,628.11	Year 2017:	\$24,441.49
	Year 2019:	\$24,157.76	Year 2016:	\$23,642.18
	Year 2018:	\$26,377.00	Year 2015:	\$29,515.80

**Question 23:** What is the average monthly Trash Pick-Up bill for the entire Monterey Community for the years 2015-2020?

-	<b>Average monthly: \$5,156.16</b>	<b>Average yearly: \$61,873.87</b>			
	Actual Yearly Values:	Year 2020:	\$64,226.43	Year 2017:	\$61,077.33
		Year 2019:	\$62,860.99	Year 2016:	\$60,623.39
		Year 2018:	\$61,454.50	Year 2015:	\$61,000.56

**Question 24:** What is the average monthly Gas bill for the entire Monterey Community for the years 2015-2020?

<b>Average monthly: \$5851.27</b>		<b>Average yearly: \$70,215.22</b>		
Actual Yearly Values:	Year 2020:	\$76,557.03	Year 2017:	\$51,449.77
	Year 2019:	\$70,646.60	Year 2016:	\$68,532.08
	Year 2018:	\$73,981.07	Year 2015:	\$78,341.13

**Question 25:** What is the average monthly Sewer bill for the entire Monterey Community for the years 2015-2020?

<b>Average monthly: \$5247.94</b>		Average yearly: \$62,975.23		
Actual Yearly Values:	Year 2020:	\$62,581.56	Year 2017:	\$60,897.47
	Year 2019:	\$62,509.62	Year 2016:	\$68,532.08
	Year 2018:	\$61,678.17	Year 2015:	\$61,652.47

**Question 26:** What is the average monthly Telephone bill for the Monterey HOA office for the years 2015-2020?

<b>Average monthly: \$480.51</b>		<b>Average yearly: \$5,766.17</b>		
Actual Yearly Values:	Year 2020:	\$6,108.09	Year 2017:	\$3,800.84
	Year 2019:	\$6,208.97	Year 2016:	\$4,055.24
	Year 2018:	\$5,124.74	Year 2015:	\$9,299.15

**Question 27:** What is the average monthly Cable/Internet bill for the Monterey HOA office for the years 2015-2020?

-	<b>Average monthly: \$446.75</b>		Average yearly: \$5,360.95	
	Actual Yearly Values:	Year 2020:	\$6,556.25	Year 2017: \$4,453.25
		Year 2019:	\$6,229.35	Year 2016: \$5,297.02
		Year 2018:	\$4,633.07	Year 2015: \$4,996.74

**Note A:** Monterey pays on the average \$30,369.38 per month in utility bills.

**Note B:** Since Monterey has 548 homeowners, each homeowner share in the utility bills is \$55.42 per month.

## Monterey Jeopardy (Continued)

**Question 28:** The Developer of the Monterey Community used a condominium for a sales office and a model condominium for showing the interior of a typical condominium. What were the Unit numbers of these two condominiums?

- Answer: Unit 1605 was the showroom and Unit 1611 was the sales office

**Question 29:** The Monterey Homeowner Association Office (Unit 3401) has a beautiful Arch Trellis in front of it. Where within the Monterey Community did the Arch Trellis come from?

- Answer: It came from the front of the sales office of the Monterey Developer (Unit 1611).

**Question 30:** How many condominiums in the Monterey Community have the largest square footage (1400 square feet consisting of three bedrooms, two bathrooms, breakfast room, living room, and a dining room)?

- Answer: 2

**Question 31:** The address of the Monterey HOA office is 2897 Loveland Drive, what is the physical address of the Fitness Center (Unit 1207)?

- Answer: 737 Oakmont Avenue, Las Vegas, NV 89109

**Question 32:** How many County Fire Hydrants are located within the Monterey Community?

- Answer: 9

**Question 33:** How many Doggy Stations (i.e., Pet Waste Pick-up Bag Stations) are located within the Monterey Community?

- Answer: 11

**Question 34:** How many Trash Dumpster Enclosures are located within the Monterey Community?

- Answer: 31

**Question 35:** What is the total amount of money the Monterey community homeowners provide the Las Vegas Country Club Master Association (Unit 3809) each year?

- Answer: \$456,228 (551 units x \$69.00 per month x 12 months per year)

**Question 36:** How many Building isolation hot and cold shut-off valves are located within the Monterey Community?

- Answer: 156

**Question 37:** How many Mainline cold-water shut-off valves are located within the Monterey Community?

- Answer: 15

## Monterey Jeopardy (Continued)

**Question 38:** How many building Motion Activated Lights are on the perimeter of the Monterey Community?

- Answer: 27

**Question 39:** How many Staircases are there in the Monterey Community?

- Answer: 93

**Question 40:** What is the total number of Steps that are on all the Monterey Community staircases?

- Answer: 1,397

**Question 41:** How many building Sconce Lights, located on the face of the buildings, are there in the Monterey Community?

- Answer: 427

**Question 42:** How many building Parking Lot Flood Lights, are there in the Monterey Community?

- Answer: 107

**Question 43:** In the Monterey Community, which Buildings do not contain building shake siding panels?

- Answer: Buildings 14 and 30

**Question 44:** How many Las Vegas County Club Master Association common area Street Lights are within the Monterey Community?

- Answer: 7

**Question 45:** How many condominiums in the Monterey Community are ground level and that have the second largest square footage in the Monterey Community (1386 square feet consisting of two bedrooms, two bathrooms, and a den)?

- Answer: 4

**Question 46:** What is the Unit Number of the Las Vegas Country Club Estates Master Association Office?

- Answer: Unit 3809

**Question 47:** What is the Unit Number of the Monterey Homeowner Association Office?

- Answer: 3401

## Monterey Jeopardy (Continued)

**Question 48:** How many streets Stop Signs are there within the Monterey Community?

- Answer: 3

**Question 49:** How many condominium units are located on the perimeter of the Monterey Community and that face the Las Vegas Country Club Golf Course?

- Answer: 166

**Question 50:** In the Monterey Community, who is responsible for maintaining the common area streets (Geary Place, Loveland Drive, and Oakmont Avenue)?

- Answer: The Las Vegas International Country Club Estates Master Association (Unit 3809)

**Question 51:** Who is responsible for the common area street lights in the Monterey Community?

- Answer: The Las Vegas International Country Club Estates Master Association (Unit 3809)

**Question 52:** How many buildings have flat roof in the Monterey Community?

- Answer: 26

**Question 53:** The Monterey Community had a perimeter fence that was fully taken down in the year 2020. What was the number of poles in the Monterey perimeter fence?

- Answer: 1160 Poles

**Question 54:** The mailing address of the Monterey HOA office is 2897 Loveland Drive, Las Vegas, NV 89109, what is the physical address of Pool Number 1?

- Answer: 778 Oakmont Avenue, Las Vegas, NV 89109

**Question 55:** The mailing address of the Monterey HOA office is 2897 Loveland Drive, Las Vegas, NV 89109, what is the physical address of Pool Number 2?

- Answer: 2822 Loveland Drive, Las Vegas, NV 89109

**Question 56:** The mailing address of the Monterey HOA office is 2897 Loveland Drive, Las Vegas, NV 89109, what is the physical address of Pool Number 3?

- Answer: 2867 Geary Place, Las Vegas, NV 89109

**Question 57:** The mailing address of the Monterey HOA office is 2897 Loveland Drive, Las Vegas, NV 89109, what is the physical address of Pool Number 4?

- Answer: 682 Oakmont Avenue, Las Vegas, NV 89109

## Monterey Jeopardy (Continued)

**Question 58:** The mailing address of the Monterey HOA office is 2897 Loveland Drive, Las Vegas, NV 89109, what is the physical address of Pool Number 5?

- Answer: 697 Oakmont Avenue, Las Vegas, NV 89109

**Question 59:** The Monterey Community has many condominiums with balconies. How many balconies are there in the Monterey Community?

- Answer: 246

**Question 60:** Prior to the year 2005, the 16-acre Monterey community was actually known by what name?

- Answer: The Oakwood Apartments

**Question 61:** In the year 2005, what was the name of the company that bought the 16-acre Oakwood Apartment Complex?

- Answer: Village Green, LLC (known as the Declarant).

The Declarant hired a construction company to renovate and convert the apartment complex into condominiums. The TR Village Green Apartment Complex was then renamed to Monterey at the Las Vegas Country Club Homeowner Association (548 condominiums). Additional information is available at the Monterey website ([www.montereyatlvcc.com](http://www.montereyatlvcc.com)) under the ABOUT pull-down menu / Useful Information. The additional information is in the article called Ten Year Monterey Financial Report.

**Question 62:** In the year 2005, what was the name of the company that actually renovated and converted the Oakwood Apartment Complex into condominiums?

- Answer: CORE Construction Services of Nevada, Inc.

**Question 63:** Name the three Monterey individuals and their titles that were responsible for the Questions and Answers of Monterey Jeopardy?

- 1) David Bonnesar (Monterey Board Member)
- 2) Anthony Calarco (Monterey Facilities Manager)
- 3) Reggie McClair (Monterey Maintenance Manager)

**Question 64:** The mailing address of the Monterey HOA office is 2897 Loveland Drive, Las Vegas, NV 89109, what is the physical address of Laundry Building Number 1?

- Answer: 745 Oakmont Avenue, Las Vegas, NV 89109

**Question 65:** The mailing address of the Monterey HOA office is 2897 Loveland Drive, Las Vegas, NV 89109, what is the physical address of Laundry Building Number 2?

- Answer: 746 Oakmont Avenue, Las Vegas, NV 89109

## Monterey Jeopardy (Continued)

**Question 66:** What is the square footage of the Monterey Homeowner Association (HOA) office (Units 3401 plus Unit 3403)

- Answer: 2,342 square feet

**Question 67:** What is the square footage of the Monterey Fitness Center (Unit 1207)?

- Answer: 863 square feet

**Question 68:** Monterey Laundry Building 1 and Laundry Building 2 have the same square footage. What is the square footage of the Monterey Laundry Facilities?

- Answer: 144.35 square feet

**Question 69:** What is the approximate total square footage of all the Monterey Community parking lots?

- **Answer:** Approximately 219,585 Square Feet

**Question 70:** What is the Monterey Community total property value that has been calculated by Sutton National & Marshall & Swift / CoreLogic Cost Estimator Systems?

- **Answer:** \$70,535,966

**Question 71:** In the Monterey Community, explain the Monterey Building Unit Numbering System with examples.

- Building Unit Numbers are the first digit in 3-digit Unit Numbers (e.g., 204), or the first two digits in 4-digit Unit Numbers (e.g., 3809).
- The last two digits of a Building Unit Number indicate which level of the building the condominium is located. Examples follows:
  - If the last two digits of a Unit Number (e.g., 3401) is an Odd Number (e.g., 01, 03, 05, 07, 09, 11, etc.), the condominium is located on the ground floor of the building.
  - If the last two digits of a Unit Number (e.g., 3402) is an Even Number (02, 04, 06, 08, 10, 12, etc.), the condominium is located on the upper floor of the building.