



August 2025

**Monterey HOA  
Board of Directors**

**Beebe Clark  
PRESIDENT**

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TREASURER**

**Mark Johnson  
SECRETARY**

**Monterey HOA  
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COMMUNITY MANAGER**

**NANCY POWELL  
RESIDENT SERVICES**

**REGGIE McCLAIR  
MAINTENANCE SUPERVISOR**

**GLIMAR GARCIA-OLIVERA  
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**

***Making Monterey Beautiful Again !  
We appreciate all the compliments we are getting  
on our beautiful, colorful landscaping.  
It took a few years but the oleanders, lantana,  
Mexican birds of Paradise, Texas Mountain  
Laurels are all blooming. And we are not  
finished so stay tuned....***

***Temperatures Rising in Monterey  
Check your air conditioning unit !***

Your air conditioner runs efficiently when it is serviced regularly. Malfunctions create noise that will keep other owners awake and the last thing anyone needs is to have no a/c at all if it completely breaks down. Do not disconnect a neighbors' a/c if it is noisy, contact the HOA Office. If you are purchasing a new a/c approval is needed prior to scheduling installation. Contact [monterey@levelprop.com](mailto:monterey@levelprop.com) for the forms for submittal for approval.

For everyone's convenience and to shorten your maintenance call time:

***Mark your a/c unit with a magic marker.***

**ADDITIONS, ALTERATIONS AND IMPROVEMENTS  
ARTICLE XII – CC & R'S**

Any changes you wish to make within or immediately outside your unit are subject to the approval of the Board of Directors.

Applications for approval are available from the Monterey office  
[monterey@levelprop.com](mailto:monterey@levelprop.com)

This includes, "any awning, solar or other screens, satellite or other telecommunication device or dish.... fence, wall or structure."

Make sure that you submit for approval at least 30 days prior to engaging a contractor. If you need to perform preventative maintenance on plumbing, then you may need a water shut off. This

## **PHONE NUMBERS**

### **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**

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

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



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must be coordinated through the Monterey HOA office 3 days in advance to provide notice to other homeowners. Do not schedule your plumber until you have confirmation from the Monterey HOA for a water shut off time.

## **SWIMMING POOLS & SPA**

It has been a tough year for Monterey Pools & Spa. Squeezed between new code enforcement and aging infrastructure we have had a series of pool closures. The Spa needed substantial infrastructure (plumbing) repairs and because of the constant awareness of liability issues Pool 2 has been kept closed to protect the community from exposure to potential risk. The Board briefly considered total reconstruction of the Spa, however considering the cost (\$87,000) and the almost unavoidable imposition of current codes, it was decided to stay with the decision to do major repairs. They are, unfortunately, still underway. We are working as quickly as we can.

## **INSURANCE – IS ON EVERYONE’S MIND !**

### **Monterey HOA Insurance:**

Monterey HOA Package Policy 2023-2024 \$114,726

Monterey HOA Package Policy 2024-2025 \$176,050

Monterey HOA Package Policy 2025-2026 \$210,000

## **BOARD OF DIRECTORS’ MEETING**

**in person AT 2897 Loveland Drive Unit 3401 LV NV 89109**

**Date/ Time: Sep 9, 2025, 05:30 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](mailto:monterey@levelprop.com)

**Executive Session: Tuesday, September 9th 4:00 pm**

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