



July 2025

## GOLF COURSE LIVING

### Monterey HOA Board of Directors

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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**

While it is an opportunity to live on the Golf Course there are inevitable exposures that should be addressed by each homeowner to establish first lines of protection against unexpected incidents. For example, first, home intrusion. Alarm systems that are activated and motion sensor lights on the exterior of the unit create early warning notices for any possible forced entry. Second, Golf Balls travel unexpected distances. A golf ball can hit a window (which is the homeowner's responsibility) and it can hit a person although this second incident is rare. Internet sources recommend wearing a helmet if you are concerned about being hit by a golf ball while walking or while swimming in the pools.

Golf Courses also attract wildlife like rabbits, rats, coyotes and hawks. They are a part of our natural environment but approaching them is not wise. Enjoy from a distance.

**AIR CONDITIONERS** – A reminder that new A/C units must be submitted for approval to the HOA Office. Forms are available.

**DUMPSTERS** – A reminder to break down your boxes before putting them in the dumpster. Large items should be picked up by a junk service and not placed in the dumpster.

**A Big Thanks to the LVICCE Master Association  
for all the hard work to renew our streets.  
Amazing job ! Thank you !**

## INSURANCE FOR CONDOMINIUM OWNERS AND TENANTS/OCCUPANTS

Condominium Owners must have their own insurance to cover those items that are their personal responsibility. It is recommended that owners purchase an HO-6 policy. An HO-6 policy is designed to cover your personal possessions, as well as the furnishings within your unit and upgrades that may not be covered by HOA Insurance. Some policies may have liability coverage, whereas other policies may defray costs if you should have a guest injured on your premises. There are also policies that provide coverage if something within your unit breaks or malfunctions causing damage to an adjacent unit. If there is an emergency water and/or sewer leak each owner involved must contact their insurance carrier and make a claim on their individual policies. If those policies deny coverage you may be personally liable for damages or losses.

Each Owner is encouraged to obtain and maintain continuously in effect during

## **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 Universal Security**

**(702) 306-9193**



### **Professionally Managed By**

### **Level Community Management**

the time of his/her ownership, an H06 policy of insurance insuring his/her Dwelling Unit, and all contents and personal property located therein, including, without limitation, all improvements and betterments installed by the Owner. The H06 policy should include a clause or provision providing that in the event an Owner is required to repair damages sustained to his/her Dwelling Unit, notwithstanding if such claims are covered under the Association's master insurance policy, the payment of the Owner's repair costs that are less than or equal to the deductible amount under the Association's master insurance policy shall be made by the insurance carrier issuing the H06 Policy to the owner. It is best under all circumstances to discuss your coverage with your insurance agent.

Tenants/Occupants should be required to have an insurance policy as part of the lease. This policy should cover their personal liability, moving, relocation and related living expenses should there be an event causing loss of use.

The insurance carried by the Monterey Homeowners Association (HOA) does not necessarily cover your personal property, furnishings, or every upgrade within your unit. Coverage is very much subject to the circumstances of the type of loss. **Your loss/damages may not be covered losses/damages under the Monterey HOA Insurance Policy.**

It is suggested that you provide your insurance agent with the insurance portion of the Monterey HOA Covenants, Conditions, and Restrictions (CC&R's) so that he/she can determine exactly what coverage is right for you. You will want to be certain that you purchase insurance that adequately covers you and your property, your tenant and their property for all losses and damages.

## **HOMEOWNER UNIT RESPONSIBILITY**

**Homeowners are responsible for ensuring that their unit is not left unattended for periods of time. Units should be checked at least weekly. Water problems do not become mold problems if there is a timely response. If you are not a full-time resident, you may need to hire a property manager to handle the day-to-day concerns within your unit.**

## **HOA OFFICE HOLIDAY – Friday July 4th**

## **BOARD OF DIRECTORS MEETING IN PERSON**

**Time: July 8, 2025, 05:30 PM**

**Location: 2897 Loveland Dr. LV NV 89109 Unit 3401**

Board meeting agendas will be available July 2<sup>nd</sup> by request via email [monterey@levelprop.com](mailto:monterey@levelprop.com). Draft Minutes are available upon request within 30 days. Homeowners may speak to the Board on Agenda Items only at the beginning and items in general at the end of the meeting. Meetings will be audio recorded, and the audio will be available upon request at a charge depending on a mutually acceptable electronic medium.

**Executive Session: Tuesday, July 8th, 2025, at 4:00 pm**

Executive Sessions are closed to homeowners unless they are on the agenda.