



June 2026

Monterey HOA Board of Directors

Mark Johnson

John Harrison

William Graham

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

Community Reminder: The newsletter and the assessment statements are being mailed out quarterly instead of monthly. March, June, September and December. If you have questions about your account please email Monterey@levelprop.com

2026 BOARD MEMBER ELECTION RESULTS

The Annual Meeting of Owners and Election of Board Members was held on May 11, 2026. One Board Position was open, and Two candidates volunteered for service.

Congratulations to John Harrison who was elected to the Board of Directors for a two-year term.

John brings a lot of business & legal experience to Monterey, so we are grateful for his willingness to participate in the governance of the Monterey Community.

Great thanks to Beebe Clark who served the Monterey Community for two years.

Security Alert: It is prudent to get an alarm system for your unit and to put Leak Detection in place; Keep your vehicles locked and alarmed. **The Frontline of security is the responsibility of the unit owner.** Leak Detection is very important. 30% of owners are occasional occupants. A leak can be costly if it is determined that it is your responsibility usually through inadequate maintenance and/or attention. Leak detection can save a unit owner (and/or their insurance company) thousands of dollars.

AIR CONDITIONING UNITS

Air conditioning units are the responsibility of owners. Please take the time to take a sharpie and mark your unit. This is a convenience for all owners who need to have maintenance done and must sort out who owns what unit.

Service: Please service your Air Conditioner so that it is as noise free as possible. Parts age over the winter months and when they get started up again they make a noise that can keep others awake either during the day or at night.

BIKE PROTOCOLS

Reminder: Bikes left in the Bike Racks must be registered with the HOA. Permit tags will be provided and must be fixed to the Bike. 'Inoperable' bikes will be removed.

Bikes should be used on the streets not on the sidewalks or on

grass areas around the perimeter of the community.

CAR COVERS & 'STORAGE' OF VEHICLES

The Las Vegas International Country Club Estates is genuinely an international community with homeowners who come here from all over the world and all over the United States. If you are one of those fortunate people and you leave a vehicle here in Monterey for use while you are here contact the office and notify us of the Make, Model and License plate # and make sure we have contact information in case we need to move the vehicle in an emergency.

Car Covers require approval from the LVICCEMA and Permits which can be obtained from the Monterey and the Master Assn Offices. Car Covers must always be tightly in place. If they become torn we will try to contact you but the torn cover will be removed.

Please contact the HOA monterey@levelprop.com for the applications for both Bike permits and Car Cover permits.

If you are an international traveler you should have a local contact who can address unforeseen situations as they may occur with vehicle, bicycle or unit.

NEXT BOARD OF DIRECTORS' MEETING: June 23, 2026, 05:30 pm

In person at 2897 Loveland Drive, #3401 LV NV 89109.

ZOOM CONNECTION: <https://us02web.zoom.us/j/84031124437> Meeting ID 840 3112 4437 Passcode: 647760 - Make sure you sign in with your unit # and your name and your picture & sound are in place.

Executive Sessions in person: Tuesday June 23, 2026 – 4:00 PM

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

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 a recording of the meeting upon request for a fee dependent upon medium of distribution.

Copies of the agenda for the Board meetings may be obtained (5) days in advance of each meeting by contacting the Management Office by emailing:

monterey@levelprop.com

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 Security

On-Site Rover

(702) 306-9193

Master Association

(702) 732-0329



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Managed By**

**Level Community
Management**