



MONTEREY

AT THE LAS VEGAS COUNTRY CLUB

November 2025

Seasonal Changes

While we all may be celebrating the changes to cooler weather, we must keep in mind that just like humans, systems adjust to weather changes:

Hot/Cold Water in the Units: The plumbing systems in the Monterey community were installed in 1975-1980. The Hot water heaters are in 23 locations throughout the community. The hot water is piped to each unit through a complex system of lines. When the weather changes the ground temperature changes and so it may take longer to get water to the desired temperature. Similarly, in summer it may take longer to get cool water. The Hot water heaters are kept at a temperature of 120 degrees which is standard. From the base hot water heater, the water must travel some distance to reach your faucet. This may cool the water.

Heated Pools: 2 pools and the hot tub are heated. The pools are heated to 87 degrees, the hot tub is 102 degrees.

HOT TUB REPAIRS – The hot tub has undergone several major repairs over the last two months. We have replaced the plumbing system. Currently we are experiencing minor electrical issues and will be working to upgrade the electrical systems to get the whole system up and running again.

ELECTRIC CAR CHARGING - Electric vehicles parked in the Monterey parking lot cannot be charged. It is a violation of Monterey rules #III 26: No homeowner or lessee may string electrical wire across or through a common area for the purpose of connecting or charging any kind of battery or other energy-storing device, including but not limited to, those used in motor vehicles, bicycles, and recreational vehicles.

It is a violation of the LVCCMA Rule VI: 17 – “Battery chargers for electric vehicles which can be seen from the street are not permitted, any other exterior charges must be approved by the Board of Directors. Extension cords used to charge electric vehicles cannot be visible from the street and may not cross any common area element. No use of common area electrical outlets are permitted for any reason.”

Monterey HOA Board of Directors

Beebe Clark
President

William Graham
TREASURER

Mark Johnson
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**

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

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



**Professionally
Managed By**

**Level Community
Management**

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 15th to January 15th**. 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.

OFFICE HOLIDAYS

The HOA office will be closed Friday October 31st for Nevada Day, Tuesday, November 11th for Veterans Day and Thursday November 27th and Friday November 28th for Thanksgiving and Family Days.

ZOOM FOR BOARD MEETINGS: Homeowners will be able to access zoom for Board Meetings but will be required to observe the following protocols:
Your unit # and your last name must be immediately visible on the screen for you to be allowed to exit from the waiting room and be allowed access into the meeting; Secondly, Your image must always be visible on the screen; The opportunity to speak to the Board is available during Homeowner Forums only. These are scheduled at the beginning and the end of the meetings. Please conduct yourself as if you were present at the meeting.

**BOARD OF DIRECTORS' MEETING: Wednesday November 5th, 2025
5:30 pm In Person: 2897 Loveland Drive #3401 LV NV 89109 Zoom
Access: 897 7284 6635 Passcode: 065742
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

Executive Session: Wednesday, November 5th, 2025 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.

**A Fall Message from our
Monterey Postie-Poet Laureate, Jackie**

**I'm taking this opportunity to say
For much of next month, I will be away.
I'll only be gone for ten days, okay?
Ten wonderful days of much sleep (and play).**

**Whatever you need, you can still make a call.
My office has my number, and I've left notes for all
I'm off to enjoy our short, beautiful fall
Before Winter gets here to harden my soul.**

**I'm getting my property prepared for the cold
Replacing the wood that has gotten too old.
Cutting the grass for the season's last time.
Not taking advantage now would be a crime.**

**You've probably noticed my poetry is random
I keep not to a beat, a cadence or rhythm.
The message is not always as clear as I planned 'em.
But I sincerely thank you for the Reasons to send 'em.**

**Have a wonderful season, and I'll see ya late November
Until then, it's important you all remember.....
1-800-437-1479; Did you really think that number
Wouldn't make it into this Rhyme?**

Jackie