



MONTEREY

AT THE LAS VEGAS COUNTRY CLUB

SPRING EDITION ..

March 2026

Monterey HOA Board of Directors

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MONTEREY@LEVELPROP.COM

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GLIMAR GARCIA-OLIVERA
MAINTENANCE ASSISTANT

MONDAY - FRIDAY
8:00 A.M. TO 5:00 P.M.
2897 LOVELAND DRIVE
UNIT 3401

LAS VEGAS, NV 89109

**CLOSED SATURDAY &
SUNDAY**

PHONE NUMBERS

COMMUNITY PROJECT UPDATES

- **Pools & Spa** – We are extremely happy to finally be able to report that all pools and the Hot Tub are back in service. It has been a long and frustrating project to update the infrastructure of the Hot Tub and pool #2. Between contractor scheduling and new code requirements it has taken much longer than anticipated. Thanks to all for your patience and support. Enjoy !!
- **Electrical Upgrades required by Insurance Risk Management Recommendations** – We are moving on to the next stage of this project. The replacement of electrical panels to current standards is underway. We appreciate the co-operation of all homeowners who have rescheduled their time for inspections and for those who now need to have their panels replaced. We hope to be finished with this project by the end of April.

NECESSARY REMINDERS: Aging brings additional requirements for inspections, upgrades and the need for constant vigilance. Take time to do some Spring unit inspecting:

UNIT PREVENTIVE MAINTENANCE REQUIREMENTS

Homeowners are expected to proactively perform regular inspections and maintenance on the water lines which exclusively serve their Unit, plumbing fixtures and appliances whether free standing or built-in, including but not limited to, the following:

1. Plumbing supply lines to toilets, sinks, and other appliances;
2. Washing machine hoses;
3. Shut-off valves to ensure proper operation;
4. All appliances and fixtures that use or hold water (dishwashers).

Unit Owner Interior Maintenance to be done regularly.

- The water line (hose) to each toilet and the water lines to each sink in each Unit should be replaced with a braided stainless-steel water line, and a quarter turn angle stop (i.e., turn-off valve).
 - Please note that the shut-off valve for the dishwasher is the same as the hot water shut-off valve for the kitchen sink.
- The water lines to the washing machine should be replaced with braided

Monterey Office
(702) 735-3143
Monterey@levelprop.com

Emergencies 911
Water-Flooding-
Smoke
(702) 735-3143

Karen Gate
(702) 796-8503
Maryland Gate
(702) 732-2701
Joe Brown Gate
(702) 732-8337

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

Master Association
(702) 732-0329



Professionally
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Level Community
Management

stainless-steel water lines.

- The washing machine hose bibs (turn-off valves) should be replaced with new ones if they are older than ten years old.
- **When Units are unoccupied for a long period of time, turn-off the water line/hose to each toilet and the water lines to each sink in the Unit. Also, turn-off the water lines to the washing machine.**
 - Please note that the shut-off valve for the refrigerator, with an ice maker and/or water dispenser, is the same as the cold water shut-off valve for the kitchen sink.

Units must be insured for damages caused by their various pipes/valves leaking down into lower units. Contact your insurance agent for information.

2026 ASSESSMENTS – Note that the monthly assessment increased from \$350 to \$380. Make sure the amount of your payment is up to date.

BOARD OF DIRECTORS MEETING Tuesday, March 24, 2026 5:30 PM
In person: Monterey Offices 2897 Loveland Drive Unit 3401.
<https://us02web.zoom.us/j/83408450139> Meeting ID: 834 0845 0139
Passcode: 162299
Agendas will be available on March 19th 2026 via email monterey@levelprop.com or in person pick up at Unit 3401.

Homeowners 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 a fee commensurate with the medium.

Executive Sessions: Tuesday, March 24th, 2026 at 4:00 PM
Note: Executive Sessions are closed to homeowners unless they are on the agenda for discussion related to their condo unit.
