



October 2025

COMMUNITY NEWS:

RISK MANAGEMENT RECOMMENDATION

Recently our Insurance Company, CAU (Community Association Underwriters) performed a standard Risk Management Inspection of the Community. As a result, they have 'Recommended' that "A licensed and insured electrician should inspect electrical systems in all buildings, including units, and replace all Zinsco equipment or other obsolete electrical system components." We are actively structuring an inspection schedule with a licensed, insured electrician. We will schedule 10 buildings at a time, and you will be notified when your building is scheduled. We will narrow the inspection time for your unit, and we will do our best to accommodate any individual needs. However, since compliance with the Insurance Company recommendation depends upon our unit inspection, we will be leaning on Section 6.4 of the CC & R's which provides for Emergency Right of Access.

If you have questions, contact Monterey@levelprop.com

New Board of Directors Resolutions:

At the recent Board of Directors Meeting on September 9, 2025, three resolutions establishing policies for the Monterey Community were approved:

Resolution Re: Solar Panel/Distributed Generation System Policy

Resolution Re: Assistance Animal Policy

Resolution Re: Delinquent Assessment Policy and Procedure.

These policies will be mailed to each owner and should be kept with your important documents.

Smoke/Fire Alert !

With all the fires and the excessive heat warnings, be especially careful where you toss your cigarette butts. Ideally, in an ash tray, but if you think of tossing it out the car window or over the balcony, be aware that it may hit a dry shrub and catch fire. Put cigarette butts where they belong – in an ashtray.

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

OFFICE HOLIDAYS

OCTOBER 13TH
INDIGENOUS PEOPLES'
DAY;

OCTOBER 31ST
NEVADA DAY

PHONE NUMBERS

Office

(702) 735-3143

monterey@levelprop.com

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
702-306-8006
702-306-9193
Master Association
(702) 732-0329**



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As the weather cools and more residents take advantage of walking throughout the community, it is important that we all do our part to maintain the cleanliness and appearance of Monterey at LVCC.

Please be reminded that all pet owners are required to pick up after their dogs. Pet waste left on sidewalks, pathways, or grassy areas not only creates an unpleasant experience for others but also poses potential health and sanitation concerns. Your cooperation in properly disposing of pet waste helps preserve the quality of life and standards we value within our community. We appreciate your attention to this matter and your commitment to keeping Monterey a clean and enjoyable place for all residents.

BOARD OF DIRECTORS' MEETING: Wednesday November 5th, 2025 5:30 pm In Person: 2897 Loveland Drive #3401 LV NV 89109 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.