



December 2025

**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 McCCLAIR
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**

PHONE NUMBERS

Thanksgiving !!

.....tis the season !

Monterey 2025 Financial Update:

Thanks first should go to the previous and current Monterey HOA volunteer Board of Directors whose financial planning and balanced management has left the community with an above average financial foundation:

Cash in Bank at End of Year **2016** \$2,626,858.62

Cash in Bank October 31st **2024** \$2,860.409

Cash in Bank October 31st **2025** \$2,935,792

We are thankful for their volunteer efforts.

The 2026 budget has been distributed. The monthly unit assessment is increasing from \$350 to \$380. Automatic Payments will be adjusted. For those who pay otherwise please adjust your payments. The Board of Directors has made every effort to balance income and expenses.

This is not easy as the Community is aging and costs, especially insurance, are rising.

Electrical Panel Inspections – these are almost completed. There are panels that will need to be updated. Updating will enable Monterey to keep its insurance policy in effect.

Monterey HOA Office Holiday Calendar

The HOA office will be closed 27th and 28th of November for Thanksgiving Holidays; 24th and 25th 26th of December for Christmas; December 31st and January 1st.

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

Happy New Year 2026 !

Community Reminders for 2026

- **Speeding !** speed limit is 20 mph. Tickets are expensive.
- **Dog Waste !** Be kind to your neighbors and pick up after your dog and keep him/her leashed.
- **BBQ Timer Procedure:** Turn on the gas under the BBQ/ Set the BBQ timer/ Press the ignite button to start the BBQ – Enjoy.
- **Water Shut Offs** for plumbing work: shut-offs must be scheduled with the HOA. Do not try to piggy back your plumbing on other homeowner's shutoffs without contacting the HOA. It causes delays and frustration.
- **Electric Car Chargers** from unit to vehicle are not permitted
 - Handicapped parking should be respected.
- **Lockboxes** should be registered with the HOA to ensure that they are not cut off.

January 2026 Board of Directors Meeting Notice

Jan 13, 2026, 05:30 PM: In person at 2897 Loveland Drive, #3401 LV NV 89109 – Zoom Access: ID 830 0609 6870 PWD; 336242 Owners must have their unit # and their name displayed to be allowed into the meeting. Picture must appear. Agendas will be available Five Days prior to the meeting and can be picked up at the HOA office (Unit 3401) or email monterey@levelprop.com and the agenda can be sent to you electronically. Unit owners have the right to receive a copy of the minutes of the meeting upon request; the right to 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 concern; the right to a copy of the recording of a meeting upon request for a fee which depends upon the medium of distribution.

Executive Session: Tuesday, January 13, 2026, 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.

UPDATE YOUR EMERGENCY CONTACT INFORMATION

Keep your emergency contact information current. We often must contact next of kin in a personal emergency or contact someone for a leak or A/C concern. It delays service not to have a responsive emergency contact number.