



May 2025

**Monterey Annual Homeowners Meeting**  
**Monday, May 12, 2025, at 1:00PM – in person 2897**  
**Loveland Drive Unit 3401, LV NV 89109**

**ANNUAL ELECTION OF BOARD MEMBERS**

**Ballots have been mailed out. Vote – it is your obligation to your community. If you have questions, contact [monterey@levelprop.com](mailto:monterey@levelprop.com). Our gratitude goes out to those Board Members who are retiring their position. Linda Edelman has served the community patiently and consistently. We appreciate her sacrifice of time and energy.**

**KEEP US INFORMED – [monterey@levelprop.com](mailto:monterey@levelprop.com)**

When walking to your car, to your home, or if you're simply taking a stroll around the community, look around you. If you notice anything that needs to be repaired such as burnt-out lights, broken gates, or sprinklers – You may contact the HOA office via email: [Monterey@levelprop.com](mailto:Monterey@levelprop.com). We cannot be everywhere at once. Your help is appreciated!

**BICYCLES & CAR COVERS NEED PERMITS TOO!**

Your bike and/or your car cover must have a Monterey permit to be in place.

**DOGS NEED TO BE REGISTERED WITH THE ASSOCIATION**

**Monterey HOA Office will be closed for Memorial Day Monday**  
**May 26<sup>th</sup>, 2025.**

**UPDATING CONTACTS – [monterey@levelprop.com](mailto:monterey@levelprop.com)**

If your phone, email or mailing address has changed recently please check with the HOA management office (Unit 3401) to ensure we have the updated information on file. In an emergency, it is imperative that we can reach you. If your mailing address needs updated, please provide this in writing to [Monterey@levelprop.com](mailto:Monterey@levelprop.com). The email needs to come from a homeowner on the recorded deed.

**LANDSCAPING UPDATE**

Spring is here and our Oleanders and Lantana are in bloom. The Red Push Pistache trees are flourishing thanks to upgrades in the irrigation system. We hope that homeowners enjoy the park benches around the perimeter of the community. Our close-to-the-last landscaping project will be the perimeter which is currently a mixture of grass/rocks and dirt.

**Monterey HOA**  
**Board of Directors**

**BEEBE CLARK**  
**PRESIDENT**

**LINDA EDELMAN**  
**SECRETARY**

**Chris Hooper**  
**DIRECTOR**

**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**

**Monterey HOA**  
**Office**  
[monterey@levelprop.com](mailto:monterey@levelprop.com)

**Emergencies  
Safety or Fire  
911**

**Water-Flooding-Smoke  
(702) 735-3143**

**Karen Gate  
(Call Downs)  
(702) 796-8503**

**Maryland Gate  
(702) 732-2701**

**Joe Brown Gate  
(702) 732-8337**

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

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



**Professionally  
Managed By:**

**Level Community  
Management**

## **SECURITY ALERT!!**

Monterey Homeowners should be aware that we are a Golf Course Community. That means those directly on the Golf Course may get a golf ball through the window. Repair is the responsibility of the homeowner.

Being on a Golf Course also means that there is open access to the community. Please make sure that your vehicles are locked and alarmed as a precaution against petty crime. Obtain a Ring door Bell with a camera. If you are an out of town homeowner you should have an alarm system to alert you for breakins and a leak detection system. We advise that out-of-town homeowners leave a key with the Management office so we have access in an emergency.

## **VIOLATION PROCESS**

Inspections of our community are performed once a month. The property is inspected for violations of our governing documents. This is mandated by our CC&Rs and is used to help the community stay safe and have a uniform appearance that many residents appreciate. Since we understand that all residents may sometimes forget a rule, typically individuals are sent a courtesy notice first. This simply reminds the resident and/or owner of the rule and asks the violation to be corrected within 14 days. If violations are not corrected, they may result in a hearing notice and potential fines. Please note owners are responsible for the behavior of their tenants, vendors, and guests on the property. If a unit is fined due to the actions of any guest, that fine is the responsibility of the homeowner. The Board will uphold Nevada Law and Monterey's Governing Documents, against all violators. Each homeowner has received a copy of Monterey's Governing Documents at the time of purchase. They are also available by contacting [Monterey@levelprop.com](mailto:Monterey@levelprop.com)

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**BOARD OF DIRECTORS MEETING In Person  
Date/Time: May 13, 2025, 05:30 PM  
2897 Loveland Drive, Unit 3401, LV NV 89109**

The Officers of the Board will be appointed at the Board meeting. A Meeting agenda will be available on May 7<sup>th</sup> and can be picked up at the HOA office (Unit 3401). You can also email the HOA at [Monterey@levelprop.com](mailto:Monterey@levelprop.com) and an agenda can be sent to you.

**Executive Session: Tuesday, May 13, 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.