



October 2024

### Monterey HOA Board of Directors

**Beebe Clark**  
PRESIDENT

**Chris Hooper**  
TREASURER

**Linda Edelman**  
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 HOLIDAY**  
10.25.24  
NEVADA DAY

Three cheers to all the Sunrise Walkers who have braved the Excessive Heat Warnings to continue their daily health practice of walking Monterey !

This morning (6:00 am) was in the high 60's and we are finally enjoying temperatures where we can breathe deep and feel that fall is coming.

**Landscaping Update:** For the next 30 days we will be taking an inventory of what has thrived in the heat and what has, sadly, fallen victim to heat, sun and wind. The Monterey arborist will be reviewing all the landscaping and will be advising the Board as to any trees that will need to be removed. Our pines, as you know, have spent many years in our heat, often in poor locations and insufficient irrigation. Some will need to be removed and replaced. The 'glorious' color along Loveland Drive will be our future plant palette with lantana of all colors, Mexican birds of paradise, Texas Mountain Laurels, Vitex (Chaste trees), Pistache, Sweet Bay laurel. Oleanders, which thrive colorfully in the heat will be our next choice. The oleanders along building 29 have thrived in the excessive heat and they are now tall and blooming. Mock Orange (the small green bushes that have been in place for several decades) have finally aged out and many will need to be removed. We are always transitioning when it comes to landscaping.

## COMMUNITY ALERTS

**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.

**GENERAL SECURITY ALERT:** Recently, late evening, the pool sign across from the office was torn out of its base and tossed aside. The cameras that were recently installed on the outside of the office area would have caught the perpetrator but all three signals operating the cameras were jammed for the five minutes it took to remove the sign and throw it aside. This is an upgrade in the levels of vandalism that are occurring in the community. Some months ago, our newly pruned oleanders were nearly destroyed by someone pouring diesel fuel on them. Unfortunately,

## **PHONE NUMBERS**

**Office**

**(702) 735-3143**

**[monterey@levelprop.com](mailto: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**

**Vet Sec  
702-378-3023  
702-376-9742**

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



**Professionally  
Managed By**

**Level Community  
Management**

**we must keep the community informed and ask each resident to keep an eye out for ‘unusual occurrences’ that seem suspicious and if you see something, say something. VET SEC is a quick responder so do not hesitate to contact them if you have security concerns.**

## **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. Sewer lines, to the extent said lines exclusively serve the Unit.
4. Shut-off valves to ensure proper operation.
5. All appliances and fixtures that use or hold water.

**It is recommended that the below items be routinely addressed:**

- 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 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.

It is a Monterey HOA requirement that any plumbing work done in any Unit must be provided by a licensed, bonded, and insured plumbing contractor.

## **BOARD OF DIRECTORS MEETING: Tuesday November 5<sup>th</sup>, 2024**

**5:30 pm In Person: 2897 Loveland Drive #3401 LV NV 89109**

Board meeting agendas will be available on October 31<sup>st</sup> and can be picked up at the Office (Unit 3401) or received via email from **[monterey@levelprop.com](mailto:monterey@levelprop.com)**;

Unit owners have the right to have a copy of the audio recording, the minutes or a summary of the minutes of the meeting provided to the unit's owner upon request, in electronic format at no charge to the unit's owner or, if the association is unable to provide the copy or summary in electronic format, in paper format at a cost not to exceed 25 cents per page for the first 10 pages, and 10 cents per page thereafter. The unit owner also has the right to speak to the executive board, unless the executive board is meeting in executive session.

## **Executive Session: Tuesday, November 5<sup>th</sup>, 2024 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. Meetings are at the Monterey HOA office: 2897 Loveland Drive, Unit 3401, Las Vegas, NV 89109