



Montecito Homeowners Association

FALL 2025

New Parking Policy Adopted by the Montecito HOA

At the recent Board Meeting held on September 11, 2025, the Montecito Homeowners Association officially adopted a revised parking policy to improve safety and traffic flow throughout the community. Key highlights of the new policy include:

Resident Parking Requirements: All residents must utilize their garages and driveways to full capacity before requesting permission to park excess vehicles on the street.

Guest Parking Rules: Guests may only park on the sidewalk side of the street and must display a valid parking permit, which is limited to 72 hours.

Towing Enforcement: Vehicles violating the parking rules may be tagged and towed after 48 hours of notice, or immediately if they pose a safety hazard.

Additional Red Curbing: In addition to the policy update, the Board has painted curbs throughout the community to enhance visibility and assist drivers in navigating safely. Please refrain from parking in red zones and review the full parking policy to avoid violations when it arrives. Enforcement of the new rules will begin later this year, so now is the time to familiarize yourself with the changes.

Lighting Costs: Why Gas Lamps Are Still the Most Expensive Option

In many communities, traditional gas-powered lamps are valued for their aesthetic charm and warm glow. However, when it comes to cost efficiency, they often fall short compared to electric and solar lighting options.

Gas-Powered Lamps: High Ongoing Costs: Gas lamps typically operate 24/7, consuming fuel continuously. This results in high annual costs due to both fuel usage and maintenance. For communities like ours, where gas lighting remains the highest annual expense, the financial impact is significant. In 2024 the cost of natural gas was \$321.24 per homeowner.

Their high operating costs make them the least economical choice. Transitioning to electric or solar lighting could significantly reduce annual expenses for every homeowner. Scan the QR Code for more details:

How to Convert your Lamp

www.ourmontecito.com/lamp-conversion



You Can Now Open the Front Gates with your Phone

The MyQ Community App offers residents a secure and easy way to access Montecito using your smart phone at no extra charge. Here's how to get started:

Step 1: Search for "Community by myQ" App & download from the IOS or Android Store

Step 2: Request App Access from nvsupport.fsresidential.com

Step 3: Join Montecito - Follow the instructions in the App to create your account and join the Montecito community using the access code that will be emailed to you.



Southern Highland Yard Sale Saturday, October 4 – Sunday, October 5 7:00 a.m. – 2:00 p.m.

Clear out your closets and set up shop right in your front yard. Whether you're selling treasures or hunting for deals, it's a great way to connect with neighbors and enjoy the day. No registration needed—just set up and sell!

Community

Website

SCAN THE QR CODE TO VISIT

Ourmontecito.com



Contact Information

Community Manager

Scott Huss

Community Inquiries

<https://nvsupport.fsresidential.com>

Community Website

OURMONTECITO.COM

Customer Care

702.737.8580

Assessments

Due: 1st of month

Late: 30th of month (\$10 fee)

Billing Address

Montecito Homeowners Association

PO BOX 30422

Tampa, FL 33630-3422

When submitting payments, please ensure that your name and property address are clearly indicated for proper processing.

FirstService Residential

8290 Arville Street

Las Vegas, NV 89139

Board of Directors

President - Brian Herwander

Treasurer - Robert Bronstein

Director - Richard Lundquist

Trash Day

Saturday

Bulk Trash Day

First and Third Saturday of Month

**SOUTHERN
HIGHLANDS**

**SECURITY
DISPATCH**

702-614-1006



**FirstService
RESIDENTIAL**

Meeting Schedule

October 13, 2025

Open Board Meeting 6:00PM

January 12, 2026

Open Board Meeting 6:00 PM

Future meeting dates listed are tentative. Please refer to ourmontecito.com for agendas and updates

SAVE THE DATE FOR A SPOOKTACULAR NIGHT!



MONTECITO ANNUAL BLOCK PARTY

Join us for a MONTECITO ANNUAL
HALLOWEEN BLOCK PARTY

FRIDAY, OCTOBER 31ST
5PM TO 8PM

4220 VAL DECHIANA AVE.

Pizza and drinks
will be provided. Feel free to
bring any boo-tiful treats and
chilling beverages to share!

Come mingle with your neighbors under the
moonlight – it's bound to be a ghoulishly good
time.

