



Winter 2025

# Montecito Homeowners Association

## Updated Parking Policy Adopted by the Montecito HOA

Enforcement of the Parking Resolution will begin Jan 1 2026! Please read below and be prepared to follow the parking and vehicle rules of the Montecito Community!

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.

**No Storage of Vehicles:** Vehicles are not permitted to be stored on community streets, regardless of obtaining a Southern Highlands parking variance.

**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:** 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 Jan 1, 2026, so now is the time to familiarize yourself with the changes.

## Community Information at your Fingertips

Several new residents have moved into Montecito-Tesoro homes. Welcome to one of the best subdivisions in Southern Highlands! Yes we are biased. We urge you to familiarize yourselves with the laws under Nevada Revised Statute NRS 116, the CC&Rs and Bylaws governing Southern Highlands and Montecito HOAs. If you were not provided with these documents upon purchase of your home, they can be found and downloaded from our website at [OurMontecito.com](http://OurMontecito.com).

## Gas Lamps: Gas is Montecito's single largest expense!

The 25 year old gas lamps have high operating costs, burning gas 24/7. To visualize this expense - imagine every lamp spraying water into every street 24hrs a day. Homeowners now have the option to update and enhance their homes in 2026 with electric or solar lighting. Many homeowners have already updated their homes, reducing gas expenses that will be used for future community projects like street repairs, landscaping, fountain maintenance, etc. **Scan the QR Code for more details.**



## Montecito Community Streets

The Montecito Board met with Holbrook Asphalt to evaluate the communities surface maintenance plan.

The vendor advised that an aggressive treatment will prolong the life of the surface in 2027 and 2028. There are no potholes in the community. Hairline cracks in the surface must be larger than 1/4 of an inch for sealant to properly permeate the cracks.

Despite cosmetic wear, the street are structurally sound!



Community

Website

SCAN THE QR CODE TO VISIT  
[Ourmontecito.com](http://Ourmontecito.com)



## Contact Information

Community Manager  
Scott Huss

Community Inquiries  
<https://nvsupport.fsresidential.com>

Community Website  
[OURMONTECITO.COM](http://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

**January 12, 2026**  
Open Board Meeting 6:00PM

**April 13, 2026**  
Open Board Meeting 6:00 PM

*Future meeting dates listed are tentative. Please refer to [ourmontecito.com](http://ourmontecito.com) for agendas and updates*