

MONTECITO HOMEOWNERS ASSOCIATION

DECEMBER 2024 NEWSLETTER

HAPPY
Holidays



BOARD OF DIRECTORS

Brian Herwander
President
Grace McCullough
Secretary
Robert Bronstein
Treasurer

Scott Huss - Community Manager
Amalia Lowney - Community Assistant
FirstService Residential, LLC
8290 Arville Street,
Las Vegas NV 89139
702.737.8580

Board Meeting Dates:

Please see back of this newsletter for the latest Board Meeting Information. Agendas and meeting location will be available on the connect portal 5 days prior to the meeting. We encourage all homeowners to attend.

OTHER IMPORTANT NUMBERS & CONTACTS

Landscaping: If you see broken sprinklers, please contact FirstService Residential immediately.

Trash Pickup Questions/Issues:
Republic Services: Service on Saturdays
Ph: 702.735.5151 or
www.republicservices.com

SouthWest Gas:
877.860.6020
NV Energy: Report an Outage
702.402.2900



AUTOMATIC GATES AND CALL BOX

Over the past several months we have had to repair and/or replace major components to the automatic gates at our entrance. Unfortunately, there were some malfunctions during this time and persons took it upon themselves to manually push the gates open which only caused additional problems and expense. We are now experiencing costly issues with the call box system. Quotes for repairs are about 50% of the cost to replace so the Board of Directors has requested bids from vendors to replace the call box system, as well as installing security cameras at the entrance gate. These topics will be addressed and action taken at the January 13, 2025, Board of Directors Meeting.

PLEASE NOTE: IF YOU ENTER THE CODE ON THE CALL BOX KEY PAD AND THE GATES DON'T OPEN, SLOW DOWN AND TRY AGAIN! IF THE CODE IS ENTERED TOO QUICKLY OR INCORRECTLY THREE TIMES THE ENTRY BOX WILL RESET AND WILL BE INOPERABLE FOR 2-3 MINUTES. IF ALL EFFORTS FAIL, PLEASE CALL FIRST SERVICE RESIDENTIAL TO REPORT THE PROBLEM. PLEASE DO NOT FORCE THE GATES OPEN MANUALLY!!

Other projects approved and scheduled very soon are the repair, renovation and painting of the fountain and perimeter wall. Also, the damaged stucco pop-out at the east Montecito sign will be replaced.

CONVERTING YOUR GAS LAMPS

Some homeowners have converted their gas lamps to low voltage and others are planning to do so. Be sure to follow instructions on the ARC applications. There is no charge for the Montecito ARC application, only for Southern Highlands Master. You must have approval from both. If you need more information you can obtain it on our website OurMontecito.com. REMINDER! Per our CC&Rs, maintaining the lights and poles are the responsibility of the homeowner!

WELCOME NEW HOMEOWNERS

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.

**WISHING YOU ALL A VERY HAPPY, HEALTHY
AND PROSPEROUS NEW YEAR!!
BE A GOOD NEIGHBOR!**

Community Website: **OURMONTECITO.COM**

Community Email: **montecito@fsrnevada.com**

24/7 Customer Service: **702.737.8580**

MONTECITO HOMEOWNERS ASSOCIATION

BOARD MEETING NOTICE

OPEN BOARD MEETING

JANUARY 13TH 2025 6:00PM

FIRSTSERVICE RESIDENTIAL

8290 ARVILLE STREET - LAS VEGAS NV 89139

The Meeting can be attended via Microsoft Teams or In Person at the above address!

Web Address: <https://tinyurl.com/2zhev6vv>

Meeting ID: 240 359 245 438

Passcode: zbvaS4

Attend By Phone: [+1 321-430-0879](tel:+13214300879)

Phone ID: 168 054 584#



We are notifying all homeowners as to when meetings of the Executive Board of Directors will be held as per NRS 116.31083.2, "not less than 10 days before the date of a meeting of the Executive Board." Agendas for the Board Meetings will be posted online and available at the management office. Any changes to the meeting dates will be updated online on the Association's Website. You may also obtain a copy of the agenda by contacting Customer Care at (702) 737-8580. Executive Meetings may be held before or after a scheduled Board Meeting to review and act on executive session meeting minutes, hold hearings for non-compliance issues, review the delinquency report, review, and act on correspondence/appeals, review and act on the progress report from the collection agency. Executive Board Meetings are not open to owners unless a violation hearing has been scheduled. Each meeting of the executive board shall be audio recorded unless the executive board is meeting in executive session. Unit owners have the right to obtain a copy of the audio recording at a cost to the unit owner. Upon approval of the minutes by the executive board, unit owners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the unit owner, or in paper format at a cost of \$.25 per page for the first ten pages, and \$.10 per page thereafter.

OURMONTECITO.COM

This website has a wealth of information. It was created and is constantly updated by one of our homeowners and Board members, Brian Herwander. Brian's term on the Board of Directors comes to an end in January 2025, but he has graciously agreed to continue maintaining the website.

We want to thank Brian for his time and efforts dedicated to maintaining and improving our community while he has been on the Board of Directors. As a concerned homeowner we know Brian will stay involved in community matters.
Thank you Brian!!

