

MONTECITO HOMEOWNERS ASSOCIATION

SEPTEMBER 2024 NEWSLETTER



BOARD OF DIRECTORS

Brian Herwander
President
Grace McCullough
Secretary
Robert Bronstein
Treasurer

Scott Huss - Community Manager
Jackie Shull - 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



BE ON THE LOOKOUT FOR ZOMBIES —DEAD PLANTS!

As we bid farewell to the scorching summer heat and welcome the Autumnal Equinox—fall colors in our landscapes come alive for one of our favorite holidays. Summer can leave behind undead-looking zombies in movies, it can also leave our yards looking less than lively. To avoid your yard becoming a scene from a horror film, it's crucial to re-move any dead or struggling vegetation now.

CONGRATS!

At the Annual Meeting in July, Robert Bronstein was elected to a 2 year term on the Board of Directors and currently serves as the Board Treasurer. Also at the meeting 3 homeowners volunteered to serve on the new ARC Committee, and 3 homeowners also volunteered for the new Social Committee. Thank you all for your time and efforts.

MONTECITO DUES

As mentioned in our last Newsletter, monthly Montecito assessments will increase for 2025 in order to balance our budget, and insure our Reserve Funds are in line to handle forthcoming maintenance and repairs. This year the HOA has been doing the following to maintain and improve our Community.

- ♦ The 8 common area lamps have been converted to low voltage LED lights. Not only is this a start to help lowering our gas bill, but also will make our entrance brighter and safer. The lamp poles were painted as well.
- ♦ The fountain will be repaired and resurfaced the first week in October.
- ♦ Replacing our street signs, not only because of wear and tear over the past 23 years, but also so emergency vehicles can easily read them.
- ♦ Patching and resealing the streets
- ♦ The red and yellow curbs were recently painted. The Water District was called out and all the fire hydrants were flushed, tested and painted.
- ♦ Repairs completed on the front entry gates
- ♦ The Sumac trees were trimmed and raised so not to encumber pedestrian traffic
- ♦ Management fees have been renegotiated and reduced for the next 3 years. ARC fees have been eliminated
- ♦ Landscape rock around the fountain was added
- ♦ Currently checking into vendors and costs to patch and paint the pony wall around the fountain.
- ♦ The Community website, OurMontecito.com was created and is continually updated. The website contains valuable information, so check it out.

Repairs scheduled to be accomplished early next year:

- ♦ The Board is currently investigating the possibility and costs of installing security cameras at the front gates and fountain. This would be another deterrent to the uptick in criminal activity.

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
OCTOBER 14TH 2024 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: 265 160 815 46

Passcode: WzJdCb

Attend By Phone: +1 321-430-0879



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.

COMMUNITY EVENTS

MONTECITO WILL BE PARTICIPATING IN THE SOUTHERN HIGHLANDS COMMUNITY YARD SALE

Date: OCTOBER 5TH AND 6TH—7am to 2pm

HALLOWEEN COMMUNITY BASH

SATURDAY, OCTOBER 26TH, 5PM to 9PM

4220 VAL DECHIANA AVENUE

This is a pot luck, so bring your favorite dish, join your neighbors in enjoying the food, games, costumes and music.

TURKEY TROT

THURSDAY NOVEMBER 28TH, 8AM - 12PM

BEGINS AT 10576 CANON PERDIDO ST.

Everyone is invited to walk or run Montecito's 1.1 mile neighborhood loop!

**TO THOSE WHO CELEBRATE
MERRY CHRISTMAS—HAPPY HANUKKAH —HAPPY KWANZA!**