

MONTECITO HOMEOWNERS ASSOCIATION

JUNE 2024 NEWSLETTER

OURMONTECITO.COM



BOARD OF DIRECTORS

Brian Herwander
President
Grace McCullough
Secretary
Robert Bronstein
Treasurer

Scott Huss - Community Manager
Anthony Roberts - Community Assistant
FirstService Residential, LLC
8290 Arville Street,
Las Vegas NV 89139
702.737.8550

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



Before throwing this Newsletter into the trash take a moment to read what is happening in our Montecito Community and HOA and how it affects all of us!

BOARD OF DIRECTORS ELECTION

The election to fill the vacant position on the Board of Directors will be held at the Annual Meeting July 15, 2024.



2025 BUDGET

It is time to start putting together our 2025 Budget. Everyone is aware of the challenges to meet basic needs with today's higher cost of living. Our Community is no exception! Taxes, insurance, management fees, operating and repair/replacement costs, etc. have all increased. **Our highest expense is still the ever increasing gas cost of our gas lamps, now 46% of our dues. Home owners were spared an increase in dues last year by decreasing the monthly funding to our Reserve Account and applying \$2000 more per month toward gas. Even budgeting \$6000 per month has fallen short to meet this year's increase. As we do our due diligence in preparing the budget for next year, it is becoming obvious that it will be necessary to increase our Association dues in 2025.** The Board has been tirelessly investigating every option to reduce the gas cost so those funds can be redirected to other operating expenses and Reserve Fund obligations like replacing badly damaged street signs, painting the yellow and red safety curbs, overhauling our fountain, as well as unexpected repairs to our front gates which were recently damaged by unknown means or persons.

The main purpose of an HOA, which is bound by Nevada Revised Statutes and Community CC&Rs is to enforce those laws, operate in the best interest of the homeowners and maintain the integrity of the Community to keep the value of our homes at the highest level. **We cannot accomplish this if we do not have the funds with which to operate!**

MAINTAINING YOUR PROPERTY

The vendor we contracted with to perform glass partition cleaning of the gas lights is no longer providing this service. An active search for a new vendor is underway. **PLEASE NOTE that other than the cleaning of glass panels which is handled by the Association, maintaining the gas lights in good and operating condition, per Montecito CC&Rs, is the responsibility of the homeowner.** This includes replacing broken mantles, parts and painting of the poles. Poles are to be painted in a rust resistant, high heat FLAT BLACK paint. During inspections of the Community it is obvious too many homeowners have failed to maintain their gas lights as directed. Courtesy letters are being forwarded to all homeowners requiring maintenance be performed in a timely manner. Homeowners can find advice on where to find replacement parts and the proper way to paint the poles, as well as **new information regarding upgrading your pole to low voltage or solar, on OurMontecito.com website under Lamps.**

Other maintenance includes, painting your house exterior if needed, (*no ARC is needed if color scheme is the same*); removal of weeds and debris from your grass or rock landscape and trimming trees and shrubs regularly. Be sure to remove your trash bins by Sunday morning and store them in your garage or out of sight.

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
JULY 15TH 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!

Meeting ID: 284 855 917 754

Passcode: k3A8Jw

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.

STAYING CONNECTED

Every homeowner needs to be informed in a timely manner of what is happening in Montecito! Besides the newsletters, meeting agendas and minutes, and **OurMontecito.com website** (a valuable source of information, as well as a platform to have your voice heard), email blasts are sent out advising pertinent information, **just like** the recent gate code change.

Please update your email address with our Community Management, First Service Residential, so you do not miss receiving these notices via e-mail.

There are two new Committees being formed in our Community: An **ARC Committee** consisting of 3-5 volunteer homeowners responsible for handling ARC requests and approvals and a Community **Social Committee** to help bring homeowners together in social activities. If you are interested in being on these committees please contact your Board of Directors.