



# Montecito Homeowners Association Newsletter

March 2026 - Visit ourmontecito.com for More Updates!

## ROAD COMMUNITY UPDATE

The Board would like to provide an update regarding the condition of the community's road surfaces. We recently requested an evaluation from our pavement preservation vendor: **Message from Holbrook Asphalt:** "Timing is always one of the most important things to take into consideration when planning a pavement preservation project. Within the community, we do see some elevated signs of deterioration from oxidative damage and previous issues with a surface treatment approximately 10 years ago. This is normal, though it may be frustrating for those living there. Our goal is to maximize the return on investment for the community. At this time, it is still not recommended to proceed with a surface treatment. This should be reevaluated at the end of the year."

## 2026 PARKING ENFORCEMENT

Due to a handful of permanently parked vehicles being stored on Montecito streets, S.C.S. parking enforcement is now tagging and towing vehicles starting Jan 1, 2026.

If you receive an orange parking violation sticker, that is your one warning. The vehicle is now tagged, photographed and digitally documented. You will have 72hrs to move the vehicle off the street. If the same vehicle is seen anytime within a 6 month period on any Montecito Street, it will be automatically towed at the owner's expense by Ashley Towing, regardless of obtaining a Southern Highlands Parking Variance

## PED GATE REPAIR

The PED Gates at the front of the community has been repaired by Battle Born Access Systems and further repairs are planned for the PED gates.

## THANK YOU RESIDENTS!

Montecito extends its sincere appreciation to all residents who attended the Social Meet and Greet on February 15th. We are pleased to share that the Social Committee is actively planning additional events. Stay Tuned!



**MONTECITO COMMUNITY YARD SALE**

Get Ready, Montecito! Our community yard sale weekend is almost here!

**YARD SALE**

SAVE YOURS

**SATURDAY, MARCH 28TH MARCH 29TH**  
**7:00 AM – 2:00 PM**

Join your neighbors, clear out clutter, discover great finds, and enjoy a fun weekend together!

## Contact Information

Community Manager

Scott Huss

Community Inquiries

## Ourmontecito.com

Customer Care  
702-546-6889

Assessments  
Due: 1st of month

\$10.00 late fee after the 30th of each month.

Billing Address

FirstService Residential  
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

OurMontecito.com



## Meeting Schedule

Board Meeting  
April 13, 2026  
6:00 PM  
8290 Arville Street  
Las Vegas, NV 89139

## Residential Support Portal

Homeowners can use the FirstService Residential online support portal to contact customer service, submit requests, and upload photos—such as documentation showing a violation has been corrected. Using the portal helps management review and track requests more efficiently.



## Board of Directors

Brian Herwander - President  
Robert Bronstien - Treasurer  
Richard Lundquist - Director

# Electric Bicycles, Scooters, and Motorcycles – What You Need to Know in Clark County



The Clark County Commission has passed a new ordinance regulating electric bicycles, scooters, and motorcycles to ensure safety and consistency across our roadways, parks, and neighborhoods in unincorporated Clark County. Below are answers to some of the most common questions we expect residents to have.

Note: This ordinance applies only to unincorporated Clark County. Cities within the county (such as Las Vegas, Henderson, North Las Vegas, and Boulder City) may have different guidelines. Check with your local municipality for their regulations.

## WHAT IS CONSIDERED AN ELECTRIC BICYCLE UNDER THIS ORDINANCE?

An electric bicycle (e-bike) is defined as a two- or three-wheeled device with operable pedals, a seat, and an electric motor ( $\leq 750$  watts).

It is categorized into three classes:

- Class 1: Pedal-assist only, up to 20 mph.
- Class 2: Throttle-powered only, up to 20 mph.
- Class 3: Pedal-assist only, up to 28 mph.

## WHAT IS AN ELECTRIC SCOOTER?

An electric scooter has handlebars, a motor, and can be ridden upright or seated. It must:

- Weigh less than 100 lbs
- Not exceed 20 mph when powered solely by its motor

Scooters designed for people with disabilities are not included under this definition.

## WHERE ARE E-BIKES AND E-SCOOTERS PROHIBITED?

E-bikes and e-scooters are permitted throughout unincorporated Clark County unless otherwise posted by signage.

## CAN I RIDE MY E-MOTORCYCLE, ALL-TERRAIN E-MOTORCYCLE, E-BIKE, OR E-SCOOTER IN COUNTY PARKS?

E-motorcycles/all-terrain e-motorcycles: prohibited in any County facilities unless explicitly permitted by signage.

E-bikes and e-scooters: Permitted in County parks (typically  $\leq 15$  mph).

Reckless behavior (stunts, wheelies, unsafe speeds) is prohibited for all devices.

## WHO ENFORCES THIS ORDINANCE?

Law enforcement.

## CAN I RIDE MY ELECTRIC BIKE OR SCOOTER ON THE SIDEWALK IN MY NEIGHBORHOOD?

Yes—unless signage prohibits operation. Always yield to pedestrians and use a bell/horn when approaching others.

## WHAT SPEED LIMITS APPLY TO E-BIKES AND E-SCOOTERS?

15 mph in County parks (higher limits allowed if posted).

## ARE HELMETS REQUIRED?

- Helmets are recommended for everyone.
- Minors are required to wear helmets at all times when operating e-bikes or e-scooters.

## WHAT EQUIPMENT IS REQUIRED FOR E-BIKES AND E-SCOOTERS?

- A bell or horn must be installed to alert others.
- Front white light and rear red reflector (or light) for nighttime use.
- Functional brakes capable of skidding wheels on dry pavement.

## WHAT ARE THE FINES FOR VIOLATING THE ORDINANCE?

- 1st violation: \$150
- 2nd violation: \$300
- Subsequent violations: \$600

Parents/guardians are financially responsible for minors' violations.

## CAN MY CHILD RIDE THEIR E-BIKE OR SCOOTER TO SCHOOL?

Yes, but with conditions:

- Helmets are mandatory for minors at all times.
- Must comply with equipment rules and posted speed limits.
- Reckless behavior is prohibited.

Always ensure the school's property rules allow e-bike/scooter use.



# MONTECITO HOMEOWNERS ASSOCIATION

## MEETING NOTICE AND DRAFT MEETING AGENDA

Date: April 13, 2026

Time: 6:00 PM

Location:

FirstService Residential  
8290 Arville Street  
Las Vegas, NV 89139

### I. ESTABLISHMENT OF QUORUM AND CALL TO ORDER

### II. EXECUTIVE SESSION ACKNOWLEDGEMENT, IF ANY

### III. HOMEOWNER OPEN FORUM – AGENDA ITEMS ONLY

### IV. APPROVAL OF MINUTES

### V. FINANCIALS

#### A. P-CARD REPORT

#### B. SOCIAL EVENT COSTS

### VI. LEGAL UPDATES

### VII. ACKNOWLEDGEMENT OF ACTION OUTSIDE OF MEETING

#### A. 2025 FEDERAL TAXES

#### B. SOUTHERN HIGHLANDS ARC REQUEST

#### C. PED GATE REPAIRS

### VIII. UNFINISHED BUSINESS

#### A. FOUNTAIN REPAIR

#### B. SENATE BILL 201 - RELIGIOUS ITEM DISPLAY

### IX. HOMEOWNER OPEN FORUM – ALL ITEMS

### X. SCHEDULING OF NEXT BOARD MEETING

### XI. ADJOURNMENT

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 on-line and available at the management office no later than 5 days prior to the meeting. Any changes to the meeting dates will be updated on-line on the Association's Website. You may also obtain a copy of the agenda by contacting FirstService Residential at [nvsupport.fsresidential.com](mailto:nvsupport.fsresidential.com) 5 Days prior to the Meeting.

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.