



# The Vistas VIEW



**Spring Newsletter**  
**April 2013**

### Board of Directors

President: James Baldwin  
Vice-President: Margaret Powell  
Sec./Treasurer: William Wagner  
Director: George Cammarota  
Director: Larry Kleinworth

### Office Staff

Stacie Ciesynski, Community Admin.

info@vistashoa.com

Shannon Christie, Compliance

complaints@vistashoa.com

Jenny Nichols, Admin. Assistant

vhoa@vistashoa.com

Web Site: www.vistashoa.com

### Office Information:

1281 Terminal Way, #124

Reno, NV 89502

Monday/Friday 9:00 a.m. - 5:00 p.m.

Tel: (775) 786-0500 Fax: (775) 786-0504

### Architectural Control Committee

#### Meeting Dates for 2013

**May 09, 2013**

**June 13, 2013**

**July 11, 2013**

**August 08, 2013**

**Sept. 12, 2013**

**October 10, 2013**

**November 14, 2013**

**December 12, 2013**

Please submit your request no later than one day before the ACC meeting for review by the Board.

All forms for ACC requests can be found on The Vistas website at [www.vistashoa.com](http://www.vistashoa.com) or you can contact the office and one will be sent to you.

ACC meetings are generally held the second Thursday of every month.



### BOARD ELECTION INFORMATION

#### **2013 Meeting Dates**

\*Board of Directors Meetings - 6:00 p.m.

**July 18, 2013      September 26, 2013**

#### Members Meetings

**July 18, 2013 - \*\*Annual Meeting - 6:30 p.m.**

**November 13, 2013 - Budget Ratification Meeting (10:00 a.m. at the association office)**

#### Board Workshops

**September 11, 2013 - Budget Workshop (scheduled after ACC meeting at the association office)**

\*Board of Directors Meetings are generally held at Bud Beasley Elementary School at 6:00 p.m. unless otherwise noted.

NOTICE: Agendas are posted 10 days prior to the Board meeting in the agenda boxes attached to the Information Boards located at the top and bottom of Los Altos Pkwy. Each unit owner has the right to:

(a) have a copy of the minutes, summary of the minutes or audio recording upon request, in electronic format at no charge or in paper format at a cost not to exceed 25 cents per page for the first 10 pages and 10 cents per page thereafter;

(b) speak to the Association or Executive Board, unless the Executive Board is meeting in an executive session. (NRS 116.31083)

Executive Sessions of the Board of Directors are scheduled to be held at 10:00 a.m. the 4th Thursday of every month at the Association office. Unit owners are not entitled to attend or speak at a meeting of the Executive Board held in executive session unless they have been noticed to appear for an alleged violation of the governing documents. (NRS 116.31085)

You recently received a newsletter with information about three Board positions up for election. All homeowner's interested in running for a Board position were asked to complete the candidacy disclosure statement and send in a biography statement no later than April 12, 2013, by the close of business. The association received two candidates for the three positions. Enclosed are their disclosure statements and a biography statement for your review. NRS 116 states that "if the number of nominated candidates is equal to or less than the number of members to be elected at the close of the 30 day period for self-nomination, then ballots do not need to be mailed." Therefore, there is no need to mail ballots and these candidates will be deemed to be elected to the board at the annual meeting which is scheduled for July 18, 2013, unless more than one qualified unit owner self-nominates within the 30 day self-nomination period.



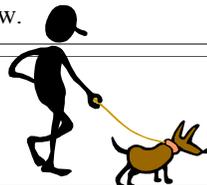
### Pet Rules for HOA Harmony

Our association is proud to be pet-friendly and we're happy your four-legged family members are a part of our community. Of course, like any good neighbor, it's important that these pets don't create an unpleasant environment for everyone else. To avoid unnecessary disputes and potential rule violations, here are couple general guidelines owners should follow to ensure their furry friends continue to be a welcome addition to the neighborhood.

**Keep it Clean:** No one wants to see, smell or accidentally step in the "gift" your dog left on the grassy common area, the sidewalk or other areas of the community. So when your dog needs to go, be sure to properly dispose of it, preferably in a pet waste disposal can. There is a pet station for your convenience located on Los Altos Parkway by Canyon Run. The association will also be installing two more pet stations at the top and bottom of Los Altos to help with cleanup. Picking up after your pet will keep our community looking better, but it will also help keep ground water clean and help prevent the spread of fecal-borne diseases.

**Quiet Down:** Pets will be noisy from time to time. However, when loud or constant barking becomes annoying to neighbors, it's time to help your pet become less talkative. If your dog is left out during the day or at night when you are not home, check with your neighbors to make sure your animals are not becoming a problem. If they are, please take appropriate steps to keep them from becoming a nuisance.

**No Wandering:** For the safety of your pets as well as all residents, please do not allow your pets to roam unattended outside. Along with helping protect your pets, leashing your dog is the law.



**To protect your pet from household poisons go to: <http://www.aspc.org/pet-care/poison-control/>**

# Candidate Biographies

## James W. Baldwin – 1550 Southview Drive

A resident of The Vistas for the last 18 years and a City of Sparks resident for 65 years. I have been active in the community, being a former member of the Sparks Mayor 's Committee and have served as a Board Member for the association for two terms from April 2006 through April 2010. I most recently have served as your Board President this last year. As things continue to change in the economy and real estate market, I will continue to work to preserve the high quality we have all come to enjoy and expect in our neighborhoods. I am dedicated to maintaining the beauty of our parkway while working to conserve resources. My varied background, having served in the U.S. Air Force and Nevada National Guard, Water Programs Coordinator for Sierra Pacific Power Company, Real Estate Broker and Salesman, as well as being involved in the Reno Air Races and past director for Hot August Nights, have served me well as a part of the Board of Directors for the association.

## David A. Stefan – 5045 Palo Alto Circle

I have been a resident of The Vistas for the last 23 years, during which time I have been active in our community and have held several positions on The Vistas Board. My occupation as a commercial real estate appraiser for the past 25 plus years, as well as ongoing knowledge of our development's history and current issues have equipped me to serve as a board member. My occupation has also increased my ability to access other professionals as well as city and county employees which can also be an asset to the Board. I have also served as Commissioner for the State of Nevada Commission of Real Estate Appraiser from 2004-2010 and President of that Board for 2 years. In summary, I am well qualified to represent our association as a Board member and have acted in the best interest of the entire association in all of my prior Board duties.

## Pre-approved Paint Color Combinations

The Board of Directors at their last meeting approved several paint color combinations which include base, trim and accent colors that are available for selection. These color books can be viewed at the association office or at Kelly-Moore Paint Stores and Sherwin Williams Paint Stores. Just let them know you live in The Vistas Homeowners Association. You may request to paint your home with colors that are not in the sample books, but they require pre-approval from the Architectural Control Committee in advance **before** you paint. Substitution of colors from the paint books, i.e. base colors for trim or vice versa is subject to approval by the Architectural Control Committee **before** you paint. Also, the base colors in the paint books must be used as the color of the garage door. Any deviations require prior approval. If you choose to paint your home one of the color combinations in the books you still must submit the required paint request form with paint swatches and note the scheme number on the paint request form. After verification that the colors are approved you will be able to proceed to paint your home. This information is needed for the property file which shows you painted with approved colors. Any deviations from how the colors are listed in the books **MUST** be approved by the Architectural Control Committee before you paint.

Kelly-Moore Paint has also provided the association with Kelly-Moore Club Cards which, when used in any Kelly-Moore store entitles the homeowner to discounts. Cards can be picked-up in the association office.

Sherwin Williams also provides homeowner discounts when they purchase their paint through them. Ask them about their preferred discount program.



## More Summer Fun

- ⇒ May 11, 2013 - Sparks Museum and Cultural Center, The Western Heritage Festival.
- ⇒ May 11, 2013 - Touchin' Trucks, Victorian Plaza. Benefits Nevada partners in Inclusive Education.
- ⇒ June 2, 2013 - Cops and Burgers, Victorian Plaza. Benefits Special Olympics.
- ⇒ June 6 to August 22 - Sparks Farmers' Market, Victorian Plaza.
- ⇒ June 8, 2013 - Kids Free Fishing Day hosted by Sparks Rotary, Sparks Marina.
- ⇒ June 9, 2013 - Adventure Day, Sparks Marina.
- ⇒ June 29-30, 2013 - US Open of Watercross, Sparks Marina.
- ⇒ July 4, 2013 - Star Spangled Sparks starts 6:00 p.m., Sparks Marina.