



2011 Quarterly Board Meetings

Please Mark Your Calendar to Attend!

January 27, 2011 April 28, 2011
July 28, 2011 September 29, 2011

November 16, 2011—10:00 a.m. Budget Ratification Meeting held at the HOA office.

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

Agendas are posted 10 days prior to the meeting. Copies can be found in the agenda boxes attached to the Information Boards located at the top and bottom of Los Altos Pkwy.

2011 Annual Budget/Reserve

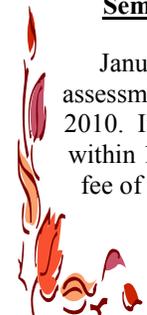
Enclosed, per NRS 116.31151, is the 2011 Operating and Reserve Budgets for The Vistas Homeowners Association that were ratified at the November 18, 2010 budget meeting.

The operating budget contains estimates for day-to-day operations of the association, plus the amount to be transferred to Reserves. \$24,248.00 in 2011 will be transferred from the Operating fund to the Reserve fund. This amount is in accordance with the Reserve study update conducted by Ken Rowan at ReSource 1, a Reserve Study Specialist.

Once again there will be no increase in assessments for 2011. In addition, no special assessments are anticipated to be levied for 2011, unless some unforeseen event arises.

Semi-Annual Assessments

January 1, 2011— June 30, 2011 assessment of \$138.00 is due January 1, 2010. If payment in full is not received within 10 days from the due date a late fee of \$10.00 will be applied to your account.



The association's collection policy can be found at www.vistashoa.com

Architectural Control Committee

Meeting Dates for 2010

December 9, 2010

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

Meeting Dates for 2011

January 12, 2011 February 09, 2011
March 09, 2011 April 13, 2011
May 11, 2011 June 08, 2011
July 13, 2011 August 10, 2011
September 14, 2011 October 12, 2011
November 16, 2011 December 14, 2011

Please submit your improvements for review by The Architectural Control Committee before these dates.

Why Do We Have an Architectural Control Committee?

Why Do We Have an Architectural Control Committee? Like many community associations, we have a set of written architectural review standards and processes that need to be followed. Some homeowners mistakenly believe these standards restrict their freedom of individual expression; actually they provide a framework within which each homeowner can express individual tastes and preferences. The standards reflect a balance between individual rights and the good of the entire association—that is, property values.

Why do we need standards to maintain architectural integrity? Perhaps more important, we need a basis for treating all homeowners fairly and reasonably. These standards allow you and the ACC to work from the same criteria. The standards show you exactly what is required, and help you design improvements that comply with the neighborhood, while also providing criteria for current committee members and future committee members to make consistent decisions into the future. Please visit The Vistas website www.vistashoa.com for forms with specific information and requirements when submitting plans for room and other additions, landscaping changes, shed and paint requests, etc.

Board of Directors & Officers

President: Margaret Powell
Secretary: William Wagner
Vice-Pres: David Gurr
Director: Dave Stefan
Director: Tim Leighton
Treasurer: Mary LeMay

Office Staff

Stacie Ciesynski, Community Admin.
info@vistashoa.com
G' Richmond, CAM
gcamvistas@sbcglobal.net
Chris Burton, Compliance
complaints@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

Quote of the Century ...

**"NEVER ARGUE WITH AN
IDIOT; THOSE
WATCHING MAY NOT BE
ABLE TO TELL THE
DIFFERENCE!"**

When you sit down to pay your bills each month, do you consider your association a low priority? If so, think again. According to the National Consumer Law Center's (NCLC) *Guide to Surviving Debt*, "Association fees...should be considered a high priority." In fact, NCLC considers community association assessments in the same category as mortgage payments and real estate taxes—a category ranked second only to feeding your family.



City of Sparks Snow Removal Information

Section 10.50.050 of the City of Sparks
Municipal Code—Snow Route Priorities and
Route Designations

Due to the limited resources available within
The City of Sparks, snow removal of City
streets is based on priority snow routes. Arterial
and collector streets are given priority along
with school zones and bus routes. The plan is
broken down into priority 1 and priority 2 roads.
Below is the list of priority streets in The Vistas.

Priority 1 Roads—Route 6

Los Altos Pkwy: Vista to Vista
Canyon Pkwy
Goodwin Rd.
Madrid Dr.
Santa Barbara Ave.
Southview Dr.
Spandrell Circle
Talladega Ct &
Talladega Dr.
Vista Heights
Vista Mountain Dr.
Vista Terrace Lane

Priority 2 Roads—Route 6

Black Oak Road
Canyon Run Dr.
Cloud Peak Dr.
Crestside Ct.
Crestside Dr.
Dry Gulch Way
Mesa Verde Dr.
Palo Alto Circle
Treetop Road



All other streets within The Vistas are
designated non-snow routes.
More information on snow routes can be found
on The City of Sparks website at
www.ci.sparks.nv.us or you can call
[775-353-2330](tel:775-353-2330) if you have any questions.



A Very Special Thanks To
Jon Ericson of The City of Sparks and Mike
Carrigan, Ward 4 Councilman
For Re-striping A Single Lane eliminating the
Merge Lane at Los Altos between Vista Blvd and
Santa Barbara!

Beware of Foreclosure Scams

The rising foreclosure rate has led to an increase
in scam artists offering to aid homeowners in
financial straits. They typically promise to help
save the homes of people facing foreclosure, but
will strip away the value of the home with no
benefit for the homeowner. The National
Foundation for Credit Counseling advises
homeowners to proceed with caution if an
individual or company:

- Calls itself a “mortgage consultant” or “foreclosure service.”
- Contacts people whose homes are listed for foreclosure, including anyone who uses flyers or solicits for business door-to-door, by phone or email.
- Encourages you to lease your home so you can buy it back over time.
- Collects a fee before providing any services to you.
- Instructs you to cease all contact with your lender, credit or housing counselors, lawyer or other legitimate experts.
- Tells you to make your mortgage payments directly to him or his company.
- Requires that you transfer your property deed or title to him or his company.
- Makes a promise that seems too good to be true, for example, instant cash with “no strings attached”.
- Tells you that as part of the deal you will need to move out of your house for some period of time for remodeling or other reasons.
- Offers to buy your house for cash at a fixed price that is not set by the housing market at the time of sale.

What should a homeowner never do?

- Don't be pressured to sign a contract. Take your time to review all documents thoroughly, preferably with a lawyer who is representing your interests only.
- Don't send or give your mortgage payments to someone other than your lender, even if he promises to make the payment for you.
- Don't sign away ownership of your house to anyone without advice from a housing counselor or lawyer.
- Don't rely on verbal agreements. Get all promises in writing, keep all documents, especially those you sign.
- Don't sign anything containing blank lines or spaces.
- If you do not speak English, use your own translator.
- Don't fall for promises such as claims to save your credit, instant cash, guarantees a buyer will be found, help in filing bankruptcy, that they will stop foreclosure, and offers of free rent or gifts.

www.HousingHelpNow.org

For Your Information

Please contact NV Energy at [834-6357](tel:834-6357)
if you notice a light out on your street.

Call the association office at [786-0500](tel:786-0500)
if you notice a problem with the street
lights on Los Altos Parkway.



Holiday Decorations

Please remember to take outside
decorations down in a timely
manner. Homeowner reminders
will be sent out around February 15,
2011 if decorations are not down by
that time.

Elections Coming Soon.

Watch for the Candidacy Biography
Statement and application letter for
Board of Directors positions which
will be mailed out in January 2011.
There will be three (3) Board positions
open for election for a two-year term
(2011-2013)

“Homeowners Helping Homeowners”

We are creating a new section for The
Vistas website that we feel could be an
exciting addition and a potential benefit
to all of the homeowners in The Vistas
Homeowners Association. The idea
came from a fellow homeowner in the
association who knows of a hard to find
source for window parts specific to his
section of The Vistas (his information
will be listed as the first entry into our
new “Homeowners Helping
Homeowners” section on the website).
If you have information on hard to find
home replacement items to share with
other homeowners in The Vistas, please
contact The Vistas office, and you could
be a “Homeowner Helping
Homeowners”, too!

(All information will be approved by the
association prior to being posted on the
website)