

2012 Quarterly Board Meetings

Please Mark Your Calendars to Attend!

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

January 26, 2012 April 26, 2012
July 26, 2012 September 27, 2012

November 14, 2012-10:00 a.m. Budget Ratification Meeting held at the HOA Office .

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.

A budget workshop meeting will be held in the association office Sept. 12, 2012 at 12:30 p.m.

2012 Annual Operating and Reserve Budgets

Enclosed, per NRS 116.31151, are the 2012 Operating and Reserve Budgets for The Vistas Homeowners Association that were ratified at the November 16, 2011 budget meeting.

The Operating Budget contains estimates for day-to-day operations of the association, plus the amount to be transferred to Reserves. \$22,437.00 in 2012 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 2012. In addition, no special assessments are anticipated to be levied for 2012, unless some unforeseen event arises. The complete Operating Budget and Reserve Study is available for review in the association office. Copies will be provided upon written request.



Elections Coming Soon

Watch for the Candidacy Biography Statement and application letter for Board of Directors positions which will be mailed out January 2012.

There will be two (2) Board positions open for election for a two-year term (2012-2014)

Architectural Control Committee

Meeting Dates for 2012

January 11, 2012 February 8, 2012
March 14, 2012 April 11, 2012
May 9, 2012 June 13, 2012
July 11, 2012 August 8, 2012
September 12, 2012 October 10, 2012
November 14, 2012 December 12, 2012

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

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



It's that time of year again, when leaves are falling from the trees and blowing everywhere.

Whether you consider raking leaves a dreadful chore, a cheerful outdoor activity enjoyed by the whole family or a great way to burn some calories, one thing is for certain— it is important to rake and bag dead leaves to keep them from blowing into your neighbor's yard and collecting in storm drains and gutters which can cause flooding.

The Board of Directors, Washoe County and the City of Sparks want to remind everyone to rake leaves and debris away from storm drains and gutters, and not rake or blow leaves into the street, and to dispose of leaves and other lawn clippings into bags or waste container for pickup. This will not only help to maintain a neat and clean appearance in your yard, but also help to prevent flooding, and keep you on good terms with your neighbors.

Board of Directors

President: Margaret Powell
Vice-Pres: James Baldwin
Sec./Treasurer: William Wagner
Director: Dave Stefan
Director: Tim Leighton

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



NEW CITY WARD BOUNDARIES

The Sparks City Council unanimously approved new Council ward boundaries pending verification that population in each ward is within 5% of the others. It appears all homeowners within The Vistas Homeowners Association will remain in Ward 4.

Adjustments to the wards were needed since Municipal code requires that no single ward can contain a population that exceeds the others by 5%. A map showing the new ward boundaries can be found at:

<http://cityofsparks.us/city-services/mayorcouncil-and-manager/ward-map>

Mike Carrigan is the council member for Ward 4. He can be reached at 353-2311 or email at mcarrigan@cityofsparks.us



Snow removal for the streets in The Vistas is the responsibility of The City of Sparks. The City has snow route priorities and route designations that can be found on their website at www.ci.sparks.nv.us. Arterial and collector streets are given priority along with school zones and bus routes.

Snow removal for sidewalks is the responsibility of the property owner (Municipal Code 12.16.035—Maintenance of Sidewalk).

HOT NEWS:

Attention Dog Owners: Parvo virus alert:

A local veterinarian has contacted Washoe County Regional Parks & Open Space to warn of cases of Parvo virus in the area. The virus is transmitted through dog feces, is highly contagious and often fatal.

This can become more of a problem for us in The Vistas in the colder months since mowing on Los Altos Parkway has stopped and there becomes quite an accumulation of dog waste on the parkway.

PLEASE if you walk your dog on Los Altos or even through the neighborhood take bags with you so you can clean up after your pet. If you walk through the neighborhood, keep your dog on the sidewalk, don't let them wander or defecate in other people's yard.

If your pet experiences any of the following symptoms you will need to contact your vet immediately.

Main symptoms of Parvo

- Lethargic—sleeping an unusual amount of hours
- Uncontrolled vomiting
- Loss of appetite—refusing to eat or drink
- Diarrhea - usually bloody, and very foul-smelling
- Fever or chills

The onset of clinical signs is usually sudden, often 12 hours or less. The incubation from exposure to seeing the clinical signs varies from 3 to 10 days.

If your dog is under 4 months of age or not current on its vaccinations they should not be at parks or other open areas.

**Please keep your dog on a leash
and Please be sure to pick-up after your
pet!**

Semi-Annual Assessments

Statements have been mailed for the January 1, 2012 assessment of \$138.00. Remember payment is late if not received by January 10, 2012. If payment is received after the 10th a late fee of \$10.00 will be applied to your account.

Our association relies largely on assessments to pay its bills, which include landscaping, administrative, Insurance etc. Our budgetary obligations do not change when some owners don't pay their fair share.

When homeowners are delinquent, sometimes their neighbors must make up the difference or services and amenities must be curtailed.

Above all else, the Board of Directors are responsible for sustaining the financial viability and stability of the association. The community must be maintained; bills must be paid; and our investments and property values must be protected.

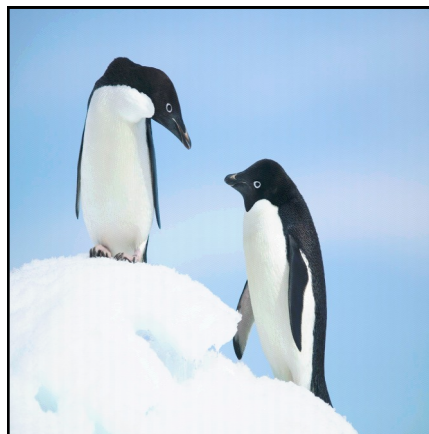
When an owner fails to respond to repeated attempts to collect, the association can be left with little choice but to file a Notice of Delinquent Assessment and Claim of Lien on the property, which could lead to foreclosure.

If you find yourself in a difficult spot financially, please contact the association office to discuss a payment plan.

Remember - ignoring and not paying your assessments will not make them go away. Please contact the association office to discuss your options.

The Association's collection policy was sent to you in the last mailing. It can also be found on our website at www.vistashoa.com under Rules and Regulations titled "Assessment Policy".

**It's nice to be important, but it's
more important to be
nice. ~Author Unknown**



**Unselfish and noble actions are the
most radiant pages in the biography
of souls. ~David Thomas**

Thank you to all who everyday do random acts of kindness for someone without anyone ever knowing.

A special thanks to Mr. McLanahan for painting and tightening the mailboxes.

and
To all the other homeowners who are diligently working unnoticed in our community. Your efforts are truly appreciated!

**Volunteers don't get paid, not
because they're worthless, but
because they're priceless. ~Sherry
Anderson**



Pigeons!

Sometimes well intended gestures, like feeding the birds, bring unintended guests and nuisance to neighbors.

The association gets several complaints from homeowners upset over the mess that is left in their yard from bird feeders in their neighbor's yard. Their complaint is not over "feeding the birds," their complaint is that it sometimes attracts a large number of pigeons like seen in the photo above (actual picture of a roof top in The Vistas) and other rodents, like mice, rats and sometimes larger more aggressive birds. When this happens the surrounding area is affected and neighbors nearby experience excessive amounts of droppings, which are not only unsightly and smelly, but can also be corrosive.

So before you hang that bird feeder in your yard, please consider the impact it may have on your neighbors. Locate the feeder somewhere that is not messy, noisy or will not become a nuisance to adjoining property owners.