



The Vistas VIEW



Newsletter
December 2012

2013 Meeting Dates

*Board of Directors Meetings

January 24, 2013

April 25, 2013

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.

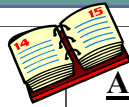
NOTICE: Agendas are posted 10 days prior to the Board meeting in the agenda boxes attached to the Information Boards located at the top and bottom of Los Altos Pkwy. Each unit owner has the right to:

(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 executive session. (NRS 116.31083)

Executive Sessions of the Board of Directors are scheduled to be held at 10:00 a.m. the 4th Wednesday 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)

** NRS 116.3108 states that "a meeting of the units' owners must be held ... at a time and place stated in or fixed in accordance with the bylaws." Article IV, Section 2 of the By-laws state that "there shall be an annual meeting of the members of the association, and the annual meeting of the members shall be held at 6:30 p.m., on the third Thursday of July of each year commencing in 1990." Therefore since the document that authorized the change to the annual meeting date several years ago cannot be located, the annual meeting will be held in July to be in compliance with the law. Because of this change, Board elections will now occur in July whereas, they were previously held in April. More information on Board positions and elections will be included in future newsletters.



Architectural Control Committee

Meeting Dates for 2013

January 9, 2013

February 13, 2013

March 13, 2013

April 10, 2013

May 8, 2013

June 12, 2013

July 10, 2013

August 14, 2013

September 11, 2013

October 9, 2013

November 13, 2013

December 11, 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 or you can contact the office and one will be sent to you.

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

BUDGET 2013



Enclosed is the summary of the 2013 Operating and Reserve Budgets for the association. These budgets were ratified at the November 14, 2012 budget ratification meeting held in the association office. The process of approving a budget is as follows:

The Board of Directors held a budget workshop, September 12, 2012 to review and finalize the 2013 draft budget. During this workshop the Board closely reviewed income and expenses for the day-to-day operations of the association. They also examined the 2013 Reserve study, updated by ReSource 1. Based on this study a contribution of \$15,948 will be made from the general operating fund to the Reserve fund. Upon final review of all income and expenses, the Board determined that the current annual assessments would be sufficient and would not need to be increased for 2013. The draft budget was approved by the Board at its September 27, 2012 meeting and all unit owner's received a copy in the last mailing that went out.

Complete Budgets, including the Reserve Study, are available for review at the association office. Copies will be provided upon request. (NRS 116.31151(2))



The Vistas Homeowners Association does not endorse any advertisements included in this newsletter. Paid advertisements are used to offset postage costs for this mailing.

ONLINE PAYMENT OPTIONS!



Over the last few years the association has received several requests to pay assessments online. Well, it's finally here! The association is pleased to announce you will be able to go online and make all your assessment payments starting in December. The association has partnered with PayLease to be able to bring you these services. PayLease is a leading payment processing company in the HOA industry.

Owners will enjoy the following benefits:

- ◆ Pay online with a credit/debit card or electronic check.
- ◆ Make a one-time or recurring payment at your convenience.
- ◆ Automatic payment to pay and eliminate late fees.
- ◆ Call center for support and phone payment.
- ◆ Secure and easy to use payment system.

Here's how to get started:

- ◆ Visit the association website at www.vistashoa.com and click on the



button on the homepage of the website.

- ◆ Please note that you will need your unique account number to register. You can find your account number on your statement or you can call PayLease at (866) 729-5327.
- ◆ Click on "Click to Pay Now" to register.
- ◆ Once registered, you can process a one-time payment and/or set up an AutoPay.
- ◆ Existing users can login 24/7 to make a payment or view their payment history.

Questions regarding your balance or account with The Vistas should be directed to the association office. Questions regarding PayLease or your online payments, please contact PayLease Support at (866) 729-5327 or email them at support@paylease.com.

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 Officer

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

Neighborhood Watch

Have you ever thought about forming a neighborhood watch? If so, here is how to get started:

1. **Ask your neighbors** - Visit your neighbors and ask for their help and participation in starting a neighborhood watch program. It is recommended a neighborhood watch be a maximum of 1 - 3 blocks.
2. **Register your Neighborhood Watch** - Contact the Sparks Police Department at 353-2299 to register for a Neighborhood Watch Block Captain Packet. Every neighborhood watch must have a Block Captain. They can also have a Co-Captain or an assistant Block Captain.
3. **Distribute Invitations** - Invite all the residents in the proposed area to attend the next scheduled neighborhood watch training workshop.
4. **Attend training workshop** - Learn how to form your watch, complete forms, prevent home burglary and ID theft. You can also meet other Sparks residents starting up neighborhood watch in their block areas.
5. **After the training** - Schedule your first meeting and complete all forms obtained from the workshop.

Sparks Police Department Neighborhood Watch Program works to reduce crime in neighborhoods. An active program can effectively reduce crime to homes and improve safety.



COYOTE SAFETY TIPS

The association office has received several calls about the presence of coyotes on the parkway and in yards or surrounding areas. Below are safety tips that should be followed since these animals frequent our neighborhoods and pose a risk to our pets:

- ⇒ Never feed coyotes - this only endangers your family as it lures coyotes into neighborhoods.
- ⇒ Remove all indirect food source from your yard, put trash away, secure garbage cans and don't leave your pet's food or water out.
- ⇒ Keep unattended dogs and cats indoors or in completely enclosed runs, especially at night. Fences do not necessarily keep coyotes out of yards.
- ⇒ Accompany your pet outside at night. Turn on a light, make sure there is no unexpected wildlife in your back yard.
- ⇒ Keep noise makers on hand to scare away coyotes that may enter your yard. You can also use pepper spray or a mixture of water and vinegar/ammonia.
- ⇒ The Division of Wildlife recommends a leash no longer than 6 feet, so keep dogs, especially smaller ones, on a leash.
- ⇒ Don't go out into open space or fields, stay on walking paths or trails.
- ⇒ If you do encounter a coyote don't run away or turn your back, yell, clap and try to make yourself look larger.
- ⇒ Do not allow a coyote to get between you and your pet or child. Keep your children close to you.
- ⇒ Always be aware of your surroundings, you never know what unexpected wildlife you may encounter.

Coyotes tend to visit the same areas. If you see or encounter a coyote you should try to avoid this area, if possible.



The authorities will respond to coyotes if it is deemed to be a threat to public safety and threatening humans. Below are various agencies and their phone numbers.

- ⇒ The Nevada Department of Wildlife 775-688-1500
- ⇒ Washoe County Regional Animal Services 775-322-3647
- ⇒ U.S. Department of Agriculture's Wildlife Services 775-851-4848

LOCAL EVENTS

- ◆ City of Sparks Tree Lighting Ceremony Nov. 30, 6:30-7:00 p.m.
- ◆ Breakfast with Santa Dec. 1, 8 -10 a.m. 98 Richards Way, Sparks - \$5 p/person
- ◆ Sparks Hometown Christmas Parade Dec. 1, 1-3 p.m. Victorian Square
- ◆ Holiday Craft Faire Dec. 1, 10 am - 5 pm Sparks Museum (www.indiereno.org)

If you plan on going to the Sparks Christmas Parade you can bring a new un-wrapped gift to kick off this season's City of Sparks Toys for Tots Drive. If you are not planning on going you can bring your toy to all Walmart, Toys-R-Us and Babies-R-Us locations as well as Scheels and Alf Sorenson Community Center. Other locations can be found at <http://reno-nv.toysfortots.org/local-coordinator-sites/lco-sites/donate-toys.aspx>.

General Information

Contact the illegal dumping hotline at 775-329-DUMP if you witness someone dumping garbage or discarded effects in our community or surrounding areas.



Visit www.communityforestry.org for weather-wise tree care tips and a list of trees that are recommended for our climate. It is important to have the proper drip irrigation to build a strong root system.

If those unsolicited calls are really annoying you, register now on the National Do Not Call Registry by phone at 1-888-382-1222 or online at donotcall.gov. There is no charge to register.



REMINDER

Please trim any trees or plants that are encroaching over city sidewalks and/or into a neighbor's yard. More information about tree maintenance can be found at www.cityofsparks.us in the city ordinance section 12.28.040.