



# THE VISTAS VIEW

HOA Newsletter

December 2014

## Architectural Control Committee (ACC)

### Meeting Dates for 2015

January 08, 2015	February 12, 2015	March 12, 2015
April 09, 2015	May 14, 2015	June 11, 2015
July 09, 2015	August 13, 2015	September 10, 2015
October 08, 2015	November 12, 2015	December 10, 2015

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

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.

## 2015 OPERATING AND RESERVE BUDGETS

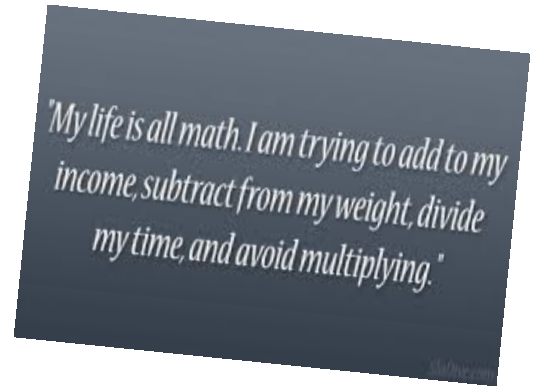


Enclosed is the 2015 operating budget and the 2015 reserve budget summary which includes the estimated annual revenue and expenditures of the Association and contribution to the reserve account. The budgets were ratified at the November 13, 2014 budget ratification meeting. Also included with the budgets are schedules produced by Resource 1 BC, that show the estimated replacement cost and estimated remaining life of each major component of the common elements. The full reserve study and additional budget and financial information are available for review in the Association office and copies will be provided upon request.

## 2nd Annual Community Outreach

Last year the Association collected various items to help support The Blue Star Mothers of America. This group was introduced to the Association by a member in the community and is a non-profit organization who have, or have had, children honorably serving in the military. The Spanish Springs chapter of Blue Star Mothers of America has decided to help homeless veterans in the community this year. The Association would like to partner with this organization again. If you are interested in helping our homeless veterans, please bring new socks or gloves to the Association office. The office is open from 9 am to 5 pm, Monday through Friday. If you are unable to deliver them, please call the office at 775-786-0500 and we will try to arrange for the items to be picked up. Thank you to all of you who participated last year and we hope that even more will participate this year. **Happy Holidays!** All donations must be to the Association office no later than 10:00 am on December 17, 2014.

Advertisements included with this newsletter are not endorsed by the Association. Paid ads are used to offset postage for this mailing.



Please watch for your statement for the January 1, 2015 semi-annual assessment of \$138.00. Your statement will be mailed or emailed to you the end of November. You can make payment by sending a check or you can pay online by going to the Association website and clicking on the "Pay Online" icon. PayLease is the third party vendor that provides online payments and they will charge a convenience fee for this service.



If you are interested in receiving newsletters and statements via email, please go to the Association website at [www.vistashoa.com](http://www.vistashoa.com) and complete the email authorization form and return it to the office. If you do not have access to the internet, you can contact the office and we will gladly send you a form.

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## 2015 Meeting Dates

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

**January 22, 2015   April 23, 2015   July 16, 2015  
September 24, 2015**

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

### Members Meetings

**July 16, 2015** - Annual Meeting - 6:30 p.m. Bud Beasley  
**November 12, 2015** - Budget Ratification Meeting (10:00 a.m. at the Association Office)

### Board Workshops

**January 22, 2015** - \*\*Board Workshop  
**April 23, 2015** - \*\*Board Workshop  
**July 09, 2015** - \*\*Board Workshop  
**September 10, 2015** - \*\* Budget Workshop  
**September 24, 2015** - \*\*Board Workshop

\*\*Budget/Board Workshops are held at the Association Office. Please call the office prior to the workshop for scheduled times.

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.

## Contact Us

### Board of Directors and Officers

President: James Baldwin  
Vice-President: Larry Kleinworth  
Secretary: Jim Gaba  
Treasurer: William Wagner  
Director: Scott Stromberg  
Director: Dave Stefan

### Office Staff

Stacie Ciesynski, Community Admin.  
info@vistashoa.com  
Shannon Christie, Compliance Officer  
complaints@vistashoa.com  
Elaine Cain, Administrative 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

### Cell Tower Update

Information on progress regarding the proposed cell tower that was mentioned in Jim Baldwin's letter will be included in future newsletters. Please stay tuned ...

Any concerns you have can be emailed to [Info@vistashoa.com](mailto:Info@vistashoa.com) and they will be forwarded to the Board of Directors.

➔ **Scheels 15th Annual Turkey Trot - Thursday, November 27th - 6:30 pm - 7 pm**   ➔ **Tree Lighting Ceremony, Victorian Plaza Center - Friday, December 5th 6:30 pm - 7 pm**   ➔ **City of Sparks Christmas Parade - Saturday, December 6th, 1 pm - 3 pm**

### City of Sparks Ordinance on Sidewalks

Section 12.16.030 Property owners shall be responsible for the repair and reconstruction of a sidewalk in the public right-of-way that abuts the property of the owner if the owner caused the need for such repair or reconstruction.

Section 12.16.035 (A) Property owners shall be responsible for the general maintenance of a sidewalk in the public right-of-way that abuts the property of the owner, including, without limitation, sweeping, removal of snow, ice and weeds and maintenance preventing any grass, shrubs or trees from encroaching upon the sidewalk.

(B) In the event snow and ice on a sidewalk become so hard that it cannot be removed without likelihood of damage to the sidewalk, the person or entity charged with its removal shall cause enough sand or other abrasive to be put on the sidewalk to make travel thereon reasonable safe.