



THE VISTAS VIEW

Architectural Control Committee (ACC)

Meeting Dates for 2016

January 14, 2016	February 11, 2016	
March 10, 2016	April 14, 2016	
May 12, 2016	June 09, 2016	
July 14, 2016	August 11, 2016	September 08, 2016
October 13, 2016	November 10, 2016	December 08, 2016



CHANGES TO WHEN YOU PAY YOUR ASSESSMENTS

For many years now assessments have been due semi-annually. During a review of the Assessment Collection Policy it was brought to

the Boards attention that to continue to bill semi-annually, the governing documents of the Association would need to be changed. This would require two-thirds of the membership to agree to this change in writing. Therefore, starting January 1, 2016 Assessments will be due quarterly as required in the Association documents. You will need to pay your assessments by Jan. 1st, April 1st, July 1st and Oct. 1st. The first week in December you will receive a statement along with 4 coupons to be used when you pay your assessments. You can choose to pay each quarter, pay for two quarters at a time or you can pay for all 4 quarters at one time if you like.

However you choose to pay, remember that quarterly statements will not be sent. You will only receive a statement if you are delinquent on your assessments. The grace period of 10 days will be the same for each quarterly billing. If payment is not received within the grace period, you will be charged a \$10 late fee. This late fee will be assessed each quarter if you do not make timely payments.

Payment can be made by sending a check or 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.



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 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.

2016 OPERATING AND RESERVE BUDGETS **Increase in Assessments**



Enclosed is the 2016 operating budget and the 2016 reserve budget summary which includes the estimated annual revenue and expenditures for the Association and contribution to the reserve account. You will notice that assessments will be raised to \$290.00 annually to cover the increase in expenses for 2016. This increase will be reflected on your January 1, 2016 statement and quarterly installments of \$72.50 will be due Jan. 1st, April 1st, July 1st and Oct. 1st.

The budgets were ratified at the November 12, 2015 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. Copies will be provided upon request.

The revised Assessment Collection Policy is also included for your review. The new policy will go into effect 30 days from this mailing. It is important that you read this policy carefully. If you find you are unable to pay your assessments when they are due, it is critical that you contact the office to discuss your options.



In This Issue

Page 1

- ⇒ ACC dates
- ⇒ 2016 Operating and Reserve Budgets
- ⇒ Changes to when you pay your Assessments

Page 2

- ⇒ 2016 Meeting Dates
- ⇒ Board & Office Information
- ⇒ Community Outreach Opportunity
- ⇒ Trash pickup—sidewalk -vs- street

2016 Meeting Dates

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

January 28, 2016 **April 28, 2016** **July 21, 2016**
Sept. 22, 2016 **Nov. 10, 2016— in the Association office**
after the budget ratification meeting at 10:00 a.m.

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

Members Meetings

July 21, 2016 - Annual Meeting - 6:30 p.m. Bud Beasley
November 10, 2016 - Budget Ratification Meeting (10:00 a.m. at the Association Office)

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 and on the Association website. 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: Dave Stefan
Secretary: Jim Gaba
Treasurer: William Wagner
Director: Scott Stromberg
Director: Briana Foroszowsky

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



4th Annual Community Outreach

The Association will again be partnering with the Blue Star Mothers to help with needed items for our military men and woman that are deployed. If you are able and would like to help, please consider donating: Beef Jerky, Power Bars, Peanuts, Powdered Drinks, Gum, Hand Warmer Packets, and Warm Socks. The Association will be collecting these items through the month of December. If you are unable to bring them by the office, please call and we can arrange to have them picked up.

THANK YOU to everyone that has generously supported this program in the past. Your donations make a difference!

I appreciate those who responded to the question posed in the last newsletter of whether your garbage container should be placed in the street or on the sidewalk for trash pickup Thank you. I have reviewed all the responses and the majority indicate that they should be placed in the street. Waste Management has even placed stickers on garbage containers which tell homeowners to place the container in the street and not on the sidewalk.

In addition, I asked another City official who said "curbside is in the street" ... so there you have it! I share the sentiment of one homeowner who suggested that the City should "clean up the muni code" to more clearly specify where our trash containers should be placed for trash pickup. Needless to say, however you interpret the code, waste management and two City of Sparks employees all say that trash containers should be put in the street. This would also allow unobstructed sidewalks so those of you that run, walk and push strollers do not have to venture out in the street.



shutterstock, 74918377