



THE VISTAS VIEW

Architectural Control Committee (ACC)

Meeting Dates for 2017

January 12, 2017	February 09, 2017	March 09, 2017	April 13, 2017	May 11, 2017
June 08, 2017	July 13, 2017	August 10, 2017	September 14, 2017	October 12, 2017
		November 09, 2017	December 14, 2017	

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.

2017 OPERATING AND RESERVE



Enclosed are the 2017 operating budget and the 2017 reserve budget which were ratified at the November 10, 2016, budget ratification meeting. The budget includes the estimated annual revenue and expenditures for the Association and contribution to the reserve account. Quarterly assessments for 2017 will remain the same at \$72.50 and are due Jan. 1st, April 1st, July 1st and Oct. 1st. Like last year, you will receive a statement and coupons for your 2017 assessments in the mail the first week in December. Quarterly statements will not be sent. Please remember you can chose to pay your assessments a quarter at a time, semi-annually or you can pay for the whole year if you like. Whatever is easiest for you.

Also included in this mailing are reserve fund schedules produced by Resource 1 BC, which show the estimated replacement cost and estimated remaining life of each major component of the common elements for the Association. 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 Assessment Collection Policy is also included for your review. It is important you read and understand how this policy may affect you if your assessments become delinquent. If you find you are unable to pay your assessments when they are due, it is critical for you to contact the office to discuss your options.

SPECIAL



TO:

- ⇒ Shannon Christie for over four years of service with the Association. We wish her the best in her new endeavor.
- ⇒ Karl Katt, a homeowner in the community, for all his time and help with assisting staff in documenting the irrigation system on Los Altos.
- ⇒ We appreciate all our volunteers!!

WELCOME

Debbie DeVenizio was recently hired as the new compliance officer. Please welcome Debbie as she gets acquainted with the community.

Please be a Good Neighbor and clean up after your dog!
Your pet should not be left to roam unattended on a neighbor's property.



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2017 Meeting Dates

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

January 26, 2017 April 27, 2017 July 20, 2017
Sept. 28, 2017 Nov. 09, 2017— 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 20, 2017 - Annual Meeting - 6:30 p.m. Bud Beasley
November 09, 2017 - 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: Briana Foroszowsky
Treasurer: Jacqueline Miller
Director: Scott Stromberg
Director: Sheryl Shay

Office Staff

Stacie Ciesynski, Community Admin.
info@vistashoa.com
Debbie DeVenzio, Compliance Officer
complaints@vistashoa.com
Elaine Cain, Administrative Assistant
vhoa@vistashoa.com

Web Site: 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



Community Outreach—Homeless Veterans and Deployed Troops!

The Association will once again be partnering with The Spanish Springs chapter of the Blue Star Mothers to help them collect items for the Homeless Veterans Center. Items needed are t-shirts, underwear, socks, scarves, gloves and caps. Larger sizes help with clothing items being layered. In addition, the local chapter is going to send packages for the deployed troops after the holiday season in January. If you 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 all 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 for your support for our veterans and our troops!



Coyote Awareness



The community was designed with large areas of open space for all to enjoy. When we are out in these areas we need to be mindful we share this space with many animals, coyotes being one of them. Several reports of coyotes jumping fences and taking small dogs lead us to remind everyone dangers exist. Children should always be accompanied by an adult and not left to play on their own, unsupervised in these areas. Make sure your pet is on a leash. Pick small dogs up if you see a coyote in the area and act "Big, Bad and Loud". Remove and secure trash items and only feed pets inside. These are just a few recommendations to reduce the chance of a coyote encounter.

There are also ways you can protect your animals when outside in the yard. If you are unable to be out there with your dog, build or install a pet enclosure. The CC&R's allow for chain link pet enclosures in your backyard. There is also something called a "Coyote Roller" which can be installed at the top of your fence that makes it more difficult for an animal to gain the foothold needed to pull themselves up and over. BE AWARE! This will help you to protect your children and your pets from unwelcomed animals roaming the open space.