



THE VISTAS VIEW

HOA Newsletter

July 2016

Architectural

Control Committee (ACC)

Meeting Dates for 2016

August 11, 2016
September 08, 2016
October 13, 2016
November 10, 2016
December 08, 2016

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 vis-tashoa.com or you can contact the office and one will be sent to you.

ACC meetings are generally held on the second Thursday of every



General Information from the April 28, 2016 Board of Directors meeting

- ⇒ The Board approved a onetime credit to each homeowner of \$25.00 based upon their review of the 2015 audited Financial Statements. The Operating Working Capital Balance is generally kept at a balance of 4 to 5 months' worth of expenses in case of an emergency. With the change to quarterly billing, the Board approved reducing the operating working capital balance and will return a portion of the balance to the membership. The credit will be applied to each owner ledger on July 1st. If you have already paid your assessments, the credit will remain on your account and will be applied to reduce the balance of the next unpaid assessment.
- ⇒ The CC&R's allow for 4 "usual household pets" in each household in The Vistas. The Board recently determined chickens and bees are not considered usual household pets. Please remember that even though the City of Sparks has instituted a new Urban Agriculture Ordinance, chickens and bees are not allowed in The Vistas based on the CC&R's.
- ⇒ By the time you receive this newsletter, it is possible The Groundskeeper will have already refreshed the bark on Los Altos Pkwy, added carpet roses in front of The Vistas sign at Los Altos and Vista, and installed DG (decomposed granite) and rock by the information board at Dry Gulch Rd. and Los Altos Pkwy to keep the water from undermining the information board in the area.



In This Issue

Page 1

- ⇒ ACC Dates
- ⇒ Information from the 4/28/16 Board meeting
- ⇒ Election Update

Page 2

- ⇒ Compliance Process
- ⇒ Sparks Police Volunteers
- ⇒ No Household Trash Dumping in Doggie Stations
- ⇒ Tile Roof Inspection
- ⇒ Sidewalk Maintenance

Page 3

- ⇒ Candidate Jacqueline Miller
- ⇒ Candidate Sheryl Shay

Page 4

- ⇒ 2016 Meeting Dates
- ⇒ 2016 Upcoming Events



ELECTION UPDATE – At the April 28, 2016 meeting the Board of Directors approved (pursuant to NRS 116.31034) that if the number of candidates for board positions are equal to or less than the number of open positions, after the 30-day period for self-nominations, the declared candidates would be deemed to be elected at the annual meeting scheduled for July 21, 2016. Included in this newsletter are the Candidacy Disclosure Statements and Short Biographies for Jacqueline Miller and Sheryl Shay. As there are currently two Board positions available and only two candidates, Jacqueline Miller and Sheryl Shay will be deemed elected to the Board of Directors at the July 21, 2016 annual meeting held at Bud Beasley Elementary School. The agenda for the meeting is included with this newsletter.

We cannot say THANK YOU enough to outgoing Board members Jim Gaba and William Wagner for their service and for giving their time and energy to The Vistas community. We sincerely appreciate everything these two men have done!

Clarification — The May 2016 newsletter contained an article titled "To Permit or Not to Permit" which may have implied the City of Sparks will not issue a permit without having HOA approval first. The City has nothing in writing requiring HOA approval before issuing a permit. It is however encouraged by the Association to seek HOA approval first before getting a permit from the City. Either way you **MUST** seek approval from the HOA prior to any accessory outbuilding being built.

C
O
M
P
L
I
A
N
C
E

D
R
O
C
E
S
S



Brown lawns, weeds in yards, oil stains on the driveway, trailers and boats out, inoperable vehicles — and the list goes on. It is natural for homeowners in the community to look around and wonder “why has the Association not done anything about these issues?” Homeowners complain when they receive a letter, but correct their problems, yet they are frustrated when nothing is done to bring other properties into compliance. It is natural to question why an issue has gone on for weeks without a problem property showing improvement. Please know the Board is listening and feels the same frustration. In response to the issue of homeowners not correcting violation issues in a timely manner, the process for compliance has been streamlined. The Association staff will no longer have the ability to grant extensions to homeowners who call in. The call and information will be noted, but staff will be required to send out a second notice of hearing if a compliance issue is not corrected within 10 to 14 days (as stated in the first notice). If the compliance issue is not corrected by the hearing date, the offending homeowner then will have the opportunity to come before the Board and ask for an extension. It is only at this point extensions can be granted, not before. If the compliance issue, after an inspection by Compliance Officer, Shannon Christie, is corrected prior to the hearing date, it will be removed from the agenda and no further correspondence will be necessary. If the compliance issue persists the Board will have the ability to review the violation and issue fines to non-compliant homeowners. This streamlined process allows the Board of Directors to review and determine if extensions are necessary only at the end of the process and not in the middle of the process. It is felt these changes will resolve issues in a more timely fashion.

It is important all homeowners understand this process. The Fine and Construction Penalty Policy and Procedure (Fine Policy) can be found on the Association’s website at vistashoa.com and outlines the process that will be followed. Please take time to read and understand this policy. The Association staff will be happy to answer any questions you might have and can mail a copy of the fine policy to you if you do not have access to the internet.



City of Sparks Police Volunteers

The City of Sparks Police Department has a volunteer program to assist the police department with enforcing handicap parking violations, crime prevention programs, special events, abandoned vehicles, high visibility patrol, records section support, document imaging and management, neighborhood watch programs and parking violations.

If you are interested in learning more about this program, more information is available at <http://sparkspd.com/recruitment/volunteers>. You may also call Officer Dennis Rodrigue at 775.353.2299 or 775.353.2241 extension 509, or email him at drodri-gue@cityofsparks.us.

Los Altos Pkwy Trash Cans and Doggy Stations

Please do not use the trash cans and doggy stations on Los Altos Pkwy to dispose of your regular household garbage. The Grounds-keeper recently spotted a vehicle pulled over to the side of Los Altos. The driver was filling up the doggy station trash can with his personal trash. These cans are provided to keep garbage and dog waste off the parkway and not for the disposal of personal homeowner trash.

The Board appreciates the efforts from those in the community that clean up after their animals and regularly pick up trash on the parkway. THANK YOU!!

TMWA Assigned Watering Days

Odd Addresses—water on Wednesdays, Fridays and Sundays
Even Addresses—water on Tuesdays, Thursdays and Saturdays
No watering on Mondays or during noon to 6 p.m.



Does your tile roof need inspection?

When the homes in The Vistas were built, all were required to have concrete roof tiles. Generally, under normal conditions tile roofs last for 50 years if installed properly. What you might not know is that the underlayment, batten system and flashing may need to be replaced before your roof tiles. As your home ages it is prudent to find a roofing professional to inspect your roof for signs of any developing or existing problems.

FYI



The Association does not regulate sidewalks in The Vistas — they are the property of the City of Sparks. The city does have a Maintenance of Sidewalks ordinance that says:

“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.”

If you see weeds growing in cracks in your sidewalk or if you have plant material that has grown out on the sidewalk, the City ordinance says it is your responsibility as the property owner to deal with these problems. ——— thank you! ———

June 7, 2016

Board
of
Directors



My name is Jacqueline Miller and I have lived in The Vistas for 17 years. As a Board member my goal will be to strive to maintain the quality of life that all unit members can continue to enjoy into the future.

I have no personal agenda for running for an open position on the Board of The Vistas Homeowners Association and look forward to serving our community.

Jacqueline Miller
2195 Stone View Drive



Candidacy Disclosure Statements
for both candidates are included.

June 10, 2016

My name is Sheryl Shay. I've lived in the Vistas for 4 years this October and in Nevada approximately 20 years. I love our beautiful neighborhood and enjoy my fellow cul-de-sac neighbors very much.

Here's a quick introduction to my background:

- * Born and raised in So. Cal. I grew up in Lakewood, followed by Berkeley, Long Beach, Three Rivers, Kennedy Meadows, Seal Beach and Dana Point.
- * Created, edited and distributed an original neighborhood newspaper - "The Good Times Newspaper".
- * Machinist Union Shop Steward for the Parks Dept. with the City of Long Beach.
- * Neighborhood Block Captain in a gang torn neighborhood dubbed "The Killing Fields" by the Press-Telegram.
- * Formerly a Washoe County Court Appointed Special Advocate.
- * Currently 16 years as a State of Nevada employee in the Mental Health field.

Having lived in various diverse neighborhoods over the years I feel blessed to have my home in The Vistas. The beauty of our neighborhood is seen not only in the careful upkeep of our Los Altos Parkway street island but also experienced in the warmth and sense of community one can feel being a part of our special neighborhood.

My current position with the State demands that I make decisions impacting other people every day-sometimes rapidly, other times reflectively. I always strive for fairness while maintaining regard to the rules and standards.

I'm excited to be on the Board and hope my background and experience will serve our neighborhood well.

Sincerely,

Sheryl Shay

2016 Meeting Dates

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

July 21, 2016 **September 22, 2016**

November 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 provided 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 for 10:00 a.m. on 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 received notice 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: 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

2016 Upcoming Events

July 14-17: Wanderlust Yoga & Music Festival	July 9-10: Reno Chalk Art Festival
July 16: Reno Basque Festival	July 15-16: Circus Circus 24-hour Mural Marathon Competition
July 19-24: American Century Celebrity Golf Tournament	July 16: Superhero Crawl
July 23: Taste of Downtown—Carson City	July 23: Reno Beer Crawl
July 29-30: Virginia City Official Hot August Nights Kickoff event	July 23-24: Donner Lake Triathlon & Truckee Open Water Swim
July 30: Compression! Art & Fire	July 26-Aug. 13: Classical Tahoe—Classical music
Aug. 2-7: Hot August Nights	Aug. 1-7: Barracuda Championship
Aug. 5-21: Jazz and Beyond: Carson City Music Festival	Aug. 4-6: Hot August Nights Auction—Motorsport Auction Group
Aug. 12-14: Ta-Hoe Nalu Paddle Festival—stand up paddle race	Aug. 12-13: Lake Tahoe Concours d'Elegance Wooden Boat Show
Aug. 13-14: Lucas Oil Off Road racing	Aug. 13: Reno Pirate Crawl
Aug. 20: XERRA Lake Tahoe Triathlon	Aug. 19-21: Reno Greek Festival
Aug. 24-28: Reno Xtreme Barrel Race	Aug. 20-21: The Pacifica Festival
Aug. 26-28: Reno Tahoe Music Festival	Aug. 26-27: Canfest—craft beer tasting
Aug. 31-Sept. 5: Best in the West Nugget Rib Cook-Off	Aug. 27: Reno Aloha Festival
Beginning June 9: 39 North Marketplace—Victorian Square 4:00 pm to 9:00 pm (off 8/4)	Sept. 2-4: Numaga Indian Days Pow Wow
June 30-Jul 31: Artown	
July 8-Aug. 21: Lake Tahoe Shakespeare Festival	
July 29-Aug. 14: Lake Tahoe SummerFest Orchestra Concert Series	
Feed the Camel: Reno's HUMP Day food and arts bazaar every Wednesday at the McKinley Arts and Culture Center.	
Reno Beer Crawl: 4th Saturday of any given month.	
May 20-Oct 7: Reno Street Food-Party in the Park, weekly each Friday	