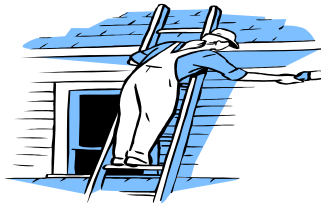




# The Vistas VIEW



## Spring Newsletter June-July 2010

### NEXT MEETING DATE

**July 22, 2010**

**Please Mark Your Calendars to Attend!**

All Board of Directors Meetings are held at Bud Beasley Elementary School starting at 6:30 p.m. unless otherwise noted.

*October 28, 2010 - Quarterly Meeting*

*November 11, 2010 - 10:00 a.m. Budget Ratification Meeting held at the HOA Office.*

Agendas are posted 10 days prior to the meeting. Copies can be found in the agenda boxes attached to the Information Boards located at the top and bottom of Los Altos Pkwy.



### Architectural Control Committee

#### Meeting Dates for 2010

**June 10, 2010    July 8, 2010    August 12, 2010**  
**September 9, 2010    October 14, 2010**

**November 11, 2010    December 9, 2010**

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

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

If you're thinking about painting the exterior of your home, spring is the perfect time to submit your paint colors with samples for approval (even if you're painting the same color.) Request for paint approval forms can be printed from the web site.

### Board of Directors

President: Margaret Powell  
Secretary: William Wagner  
Vice-Pres.: David Gurr  
Director: Dave Stefan  
Director: Tim Leighton  
Treasurer: Mary LeMay

### Office Staff

Stacie Ciesynski, Community Admin.  
info@vistashoa.com  
G' Richmond, CAM  
gcam@vistashoa.com  
Chris Burton, Compliance  
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

### Memo from Jim Baldwin, 2009 President

It has been an honor for me to serve on the Board of Directors for the last 4 years and as President this past year. I enjoyed meeting many of you and working in various ways to keep our community a great place to live. I will continue to serve the community in an advisory position as past-president and would like to introduce to you the newly elected Board members:

#### **Dave Stefan**

Dave has volunteered his time on and off the Board for The Vistas HOA in various positions for over 20 years. Dave has been a commercial real estate appraiser for over 23 years and was appointed by the Governor to serve as a commissioner on the State of Nevada Real Estate Commission for the past 6 yrs. His knowledge of the development's history and current issues is of great value to the association.

#### **Tim Leighton**

Tim is a native of Sparks and has lived in The Vistas for 14 years. He has seen the community grow from the very first house built, in which he worked for Barker homes at the time, to what it is today, at over 1,450 homes. He has served the citizens of Washoe County as a firefighter for over 20 years and has served on several boards and committees throughout his career which will help him greatly to fulfill his obligation as a board member with The Vistas. Tim is willing to commit the time, energy and high standards to maintain the progress of the current Vistas Homeowners Association board members. He looks forward to serving you, the community, and the Vista's HOA as a Board of Director.

### SHED REQUEST FORM AVAILABLE ON LINE

The following are requirements for Sheds in The Vistas

- Sheds must be stick built with a pitched roof.
- A building permit from the City of Sparks is required for all sheds over 120 sq. ft.
- The color of the shed must match existing house.
- The shed must be behind a six-foot fence with the height of the roof to be at least a 3 and 12 pitch with walls not to exceed 7 feet.
- Sheds must be set back at least 18 inches from the fence.
- Plastic, metal and rubber sheds are not permitted in The Vistas.

### ALL SHEDS ARE SUBJECT TO APPROVAL BY THE ARCHITECTUAL CONTROL COMMITTEE.



All existing sheds not approved will be asked to submit for approval by the ACC Board.

**The Vistas Homeowners Association does not endorse any advertisements. Paid advertisements are used to help offset postage for mailing the newsletter.**

**PLEASE CLEAN UP AFTER YOUR DOG!!**

### NEW TMWA WATERING RESTRICTIONS

If the last number of your home address is:

**EVEN**—water only on Tuesdays, Thursdays, and Saturdays.

**ODD**—water only on Sundays, Wednesdays and Fridays.

No watering on Mondays, and no watering between noon and 6 p.m. from Memorial Day through Labor Day.

You can hand water vegetables, flowers, trees and shrubs any day of the week.

**Please maintain your yard weekly!**



### Political Signs

With the upcoming elections we want to remind you that NRS 116.325 allows homeowners the right to exhibit political signs on their property as long as they are no larger than 24 inches by 36 inches and that you do not exhibit more than one political sign for each candidate, political party or ballot question.

The Board of Directors for The Vistas Homeowners Association requires that political signs be placed on their own post and not higher than 42 inches from the ground. Political signs will be enforced with the same requirements as For Sale signs in the manner of presentation and placement. Signs are not allowed to be posted on fences, common areas or City of Sparks right-of-way.

### **DETER - DETECT - DEFEND**

Protecting your personal information has never been more important and the Federal Trade Commission has a website, <http://www.ftc.gov/idtheft>, that provides a library of resources to help prevent identity theft and provides information on what to do if you become a victim.

Unfortunately, identity theft has gone much further than criminals stealing your financial information, impacting your credit scores and ability to get credit; it has turned deadly. It has been estimated that over 500,000 Americans have been victims of **medical identity theft**, according to the World Privacy Forum. In many cases, name, health insurance information, and social security numbers are stolen and resold on the black market. When someone uses this information, incorrect medical history i.e. blood type, allergies etc., gets into your medical files. In case of an emergency, this fraudulent information could be used, which could cause errors in treatment or even be fatal. In addition, false claims can you leave you with little or no coverage by maxing out your policy limits.

Whether it is identity or medical theft, it is important to pay attention to your financial and medical information. Request an annual credit report and get a yearly statement from your insurer listing all the medical benefits paid for that year. Follow-up on any irregularities.

Three major credit reporting agencies:  
Equifax: 1-800-525-6285  
Experian: 1-888-397-3742  
TransUnion: 1-800-680-7289

If you think you may be a victim of identity or medical theft, report it immediately to local authorities and contact the Federal Trade Commission at 877-ID-THEFT.

### Renting/leasing Important Information For Owners

If you are an owner who rents or leases your property in The Vistas, your tenants, like all residents, are subject to the rules and regulations of the association, and it is up to you to educate them and see that they comply. The association can assist you in this area. The rules and regulations of the association can be found on our website, [www.vistashoa.com](http://www.vistashoa.com), and it is a great tool to help explain to the tenant the proper use of association common areas, parking of trailers, RV's, motor homes, boats, front yard maintenance, driveway oil stains, fence repairs, and other pertinent rules. In the event your tenant fails to comply with these rules, the office staff will notify you in an attempt to remedy the situation. If a compliance notice is sent out NRS 116.31031 requires the association to mail notice to the unit's owner and if different, to a mailing address specified by the unit's owner. It is important that your correct mailing address be provided to the association so that you receive all correspondence related to your property.

If you have any questions, please contact the association office.

### Semi-Annual Assessments

Statements will be mailed June 1, and assessments are due July 1, 2010. If payment in full is not received within 10 days from the due date a late fee of \$10.00 will be applied to your account .

### Vistas Facts

Chris's weekly venture in the Vistas takes 3-4 hours, covers 66 streets with 1,473 residents, and is 24-25 miles long. There were 443 compliance issues from January through March 2010. 233 were comprised of garbage cans and trailers, RV's. etc. Fences and gates in need of repair, oil stains, maintenance of lots and unapproved accessory outbuildings were among other violations noticed.



**Not another trash can!!!**

### For Your Information

Neighborhood street lights are the responsibility of the City of Sparks. Please contact NV Energy at 834-6357 if you notice a light out on your street.

### What is Defensible Space?

Defensible space refers to the area between a house and an oncoming wildfire where vegetation has been modified to reduce the wildfire threat and to provide an opportunity for firefighters to effectively defend the house. Sometimes, a defensible space is simply a homeowner's properly maintained backyard.

Homeowner action taken **before** the wildfire occurs (such as proper landscaping) is most critical. Is there a large area surrounding your house that is "lean, clean and green"? This type of area should emphasize the use of low growing herbaceous (non-woody) plants that are kept green during the fire season, such as lawn, clover, a variety of groundcovers, bedding plants, bulbs, perennial flowers and conservation grasses. Mulches, rock and non-combustible hard surfaces are encouraged. Minimize the use of junipers, arborvitae, mugo pines, and tall exotic grasses.

Other simple Fire Safe practices:

Trim tree limbs within 15 feet of a chimney, or any other structure including the house.

Don't allow rubbish such as old furniture, boxes, pallets, and dead vegetation to pile up around your house.

Don't stack firewood next to your house or any other structure, and don't allow leaves and needles to build up on your roof, eaves or in your gutters.

### Please Note:

On Wednesday, July 21<sup>st</sup>, from 6pm to 7pm, University of Nevada Cooperative Extension's Living With Fire Program, the Sparks Fire Department, and The Nevada Fire Safe Council are hosting a free workshop at the Sparks' Fire Station #5 at 6490 Vista Boulevard.

They invite everyone to visit [www.livingwithfire.info](http://www.livingwithfire.info) for more information on fire preparedness.

If you have any questions or would like to get involved, please contact

Grant Nejedlo at 775-856-8403 or [nejedlog@unce.unr.edu](mailto:nejedlog@unce.unr.edu).