



The Vistas VIEW



Summer Newsletter June 2012

2012 Meeting Dates

July 26, 2012 - Board of Directors Meeting*

September 12, 2012 - Budget Workshop (12:30 p.m. at the association office)

September 27, 2012 - Board of Directors*

November 14, 2012 - Budget Ratification Meeting (10:00 a.m. at the association office)

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

Executive Sessions of the Board of Directors are scheduled to be held at 11:00 a.m. the 4th Wednesday 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. (NRS 116.31085)

NOTICE: Agendas are posted 10 days prior to the 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 executive session. (NRS 116.31083)

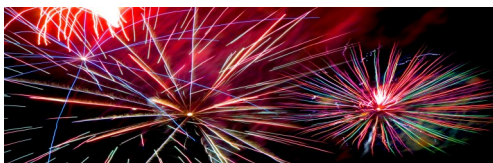
April 26, 2012 Annual Meeting Highlight

George Cammarota and Larry Kleinworth ran unopposed for the two Board seats vacated by Dave Stefan and Tim Leighton. Both new members have knowledge about the association and are excited to give back to the community in which they live.

We would like to thank both Dave Stefan, who has dedicated many years on The Vistas Board, and Tim Leighton, for all their work and time spent helping to secure the future of The Vistas.

Margaret Powell, William Wagner and Jim Baldwin remain on the Board.

Thank you to all homeowners who attend The Vistas Homeowners Associations quarterly meetings, we appreciate you all making time to be involved in your community.



Architectural Control Committee

Meeting Dates for 2012

July 11, 2012 **August 8, 2012**
September 12, 2012 **October 10, 2012**
November 14, 2012 **December 12, 2012**

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

All forms for ACC requests can be found on The Vistas website at www.vistashoa.com or you can contact the office and we can mail it to you.

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

??? ?? ??? Questions ??? ????

The Association's staff is here to help with any questions you might have. Please call, especially if your not sure about the rules or requirements of the association. Don't assume that just because someone else has done something, it is ok. The best option is to always check with the office and get Board approval if required. ??? ????



Please take a moment to stand back and look at your property, are you proudor do you see oil stains on your driveway? Are there weeds in your lawn, planter beds or along the side of your landscaping or fence? Is your siding/trim weathered and in need of paint or touch up? Does your fence or gate need to be repaired? Is your mailbox leaning a little too much to the left or to the right? Is there dead plants that need replacing? Are there multiple satellite discs/dish on your home?

As you take inventory of your property make sure you make the necessary repairs and perform proper maintenance, so that the association does not need to send out reminders. If you change TV providers you will need to have the old disc/dish removed. Many homes and yards are being maintained beautifully, all it takes is a little time and attention. If you don't have the time, there are plenty of companies that are willing to do it for a reasonable fee.

Reminder: Yards should be watered, mowed and trimmed weekly. Fertilizing, thatching, and aeration should be done as recommended by the professionals.

Board of Directors

President: James Baldwin
Vice-Pres: Margaret Powell
Sec./Treasurer: William Wagner
Director: George Cammarota
Director: Larry Kleinworth

Office Staff

Stacie Ciesynski, Community Admin.
info@vistashoa.com
Jarimiah Klein, Compliance Officer
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

July 1, 2012 Assessments due

Statements for the July 1, 2012 - December 31, 2012 Assessments have been mailed. If you did not receive your statement, please contact the association office and one will be sent to you.

Please note a 10-day grace period is extended, if payment is not received in full by July 10, 2012 a \$10.00 late fee will be added to your account. Please allow for mail time, any checks received after July 10th will have a late fee added to their account.

Ignoring your assessments is never a good option, an owner may petition the Board of Directors in writing for a payment agreement to allow the owner to make periodic partial payments. All payment agreements shall be reasonable and based on hardship. A copy of the association's collection policy can be found on The Vistas website or if you would like a copy mailed to you, please contact the office at [775-786-0500](tel:775-786-0500)



Watering of the Parkway

“The Groundskeeper” is working hard at keeping Los Altos Parkway green and beautiful. We are asking that if you see any watering issues during the week to please report them to the association office 775-786-0500. If you see water issues after hours or on the weekends please call the “The Groundskeeper” at 775-331-8081. We appreciate your help and support with any problems you see.



What is Evapo Transpiration or ET Technology?

New signs have been installed on the information boards at the top and bottom of Los Altos. These signs are there to let you know that ET Technology is being used to help conserve water on the parkway. It also lists the number for the Groundskeeper so that after hours or on weekends homeowners can call with any water issues on the parkway. Please note that watering days are not restricted on Los Altos.

Several years ago, Aqua Conserve ET based Controllers were installed. These controllers are designed to help manage water use on the parkway. ET is the amount of water that evaporates from the soil plus the amount that transpires through the plants leaves. ET is affected by temperature, humidity, wind and sunlight. ET Controllers automatically adjust the amount of water delivered to our landscape based on historical ET data and local temperatures.

811

Know what's below
Call before you dig.



If you are planning on digging or excavating call 811 before you begin. Not calling could result in unintentionally hitting an underground utility line that could result in disrupting yours or your neighbors utility service. Worse yet, it could result in loss of life for yourself or someone else.

The Vistas Compliance Employee will be Identified with this Logo



Please be aware of unwanted individuals and vehicles in your neighborhood. To help you identify the compliance vehicle for The Vistas, we have purchased magnetic signs as shown above. If you are unsure as to whether the vehicle you see is someone from the association, please call the office at 786-0500. All suspicious individuals or vehicles should be reported to the Sparks Police Department.

Jarimiah Klein has recently been hired to assume the compliance duties previously done by Chris Burton. After six years with the association, Chris has resigned to pursue other opportunities. We wish him well in his next endeavor.

Jarimiah comes to us with a background in law enforcement having formally served in the US Navy for 4 years as a Military Police Officer. He also served as a US Postal worker for 6 years. The skills learned in the Navy and as a postal worker have equipped Jarimiah to be able to fairly enforce the Governing Documents and Rules of the association and deal diplomatically with difficult situations and individuals. Please make Jarimiah feel welcome.

Political Signs



Elections are under way so we wanted to remind everyone of the rules for political signs. 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. The CC&R's require that signs be placed on its own post and not higher than 42 inches from the ground. Also, homeowners may not exhibit more than one political sign for each candidate, political party or ballot question.

Signs must **not** be placed in windows or attached to fences. They are **not** allowed to be posted in common areas and or on Los Altos Parkway.

If you see political signs posted around the community on private property where they should not be, please contact the candidate to have it removed. A list of candidates and their contact information can be found on the City of Sparks Website.

Landlord Responsibilities

Landlords within The Vistas Homeowners Association are responsible for ensuring that their tenants follow all the Association's Rules & Regulations. To help prevent rule violations, be sure to provide a written copy of the Rules & Regulations to your tenant. If your tenant does violate the rules of the association, you will need to remedy the situation. If the violation results in fines, it is your responsibility to correct the violation, pay the HOA and then be reimbursed by your tenant. Be aware that if you are unable to correct the issue, The Vistas Fine Policy states on page 3 section 5.c if the violation is not corrected within 14 days of the hearing, the violation shall be deemed a continuing violation and the Board may impose an additional fine without further notice. Thereafter, an additional fine shall accrue each successive (7) day period thereafter.

The most common violations include maintenance of lawns, weeds, oil stains, trash containers, trailers, boats and RV's not stored on the garage side of the home behind the fence.

Copies of Rules & Regulations, Fine Policy or other Governing documents can be found on The Vistas website at www.vistashoa.com or contact the association's office at 786-0500.

LOCAL EVENTS

- ◆ Artown July 01 - 31
(www.renoisartown.com)
- ◆ Shakespeare Festival July 13 – Aug. 26
(www.laketahoesakespeare.com)
- ◆ Reno Tahoe Open July 30 - Aug. 5
(www.renotahoeopen.com)
- ◆ Hot August Nights Aug. 07 – Aug. 12
(www.hotaugustnights.net)
- ◆ Sparks Hydrofest Aug. 18 – Aug. 19
(www.apba-racing.com)
- ◆ Rib Cook-off Aug. 29 – Sept. 03
(www.nuggetribcookoff.com)
- ◆ Cantaloupe Festival Sept. 01 - Sept. 03
(www.fallonfestival.org) Fallon, NV
- ◆ Balloon Race Sept. 07 – Sept. 09
(www.renoballoon.com)
- ◆ Air Races Sept. 12 – Sept. 16
(www.airrace.org)
- ◆ Dayton Valley Days Sept. 15 - Sept. 16
(www.daytonvalleydays.org) Dayton, NV
- ◆ Street Vibrations Sept. 19 - Sept. 23
(www.road-shows.com)
- ◆ Candy Dance Sept. 29 – Sept. 30
Genoa, NV
- ◆ Italian Festival Oct. 06 – Oct. 07

Other Sparks events can be found at the City of Sparks website under Special Events 2012.

The Vistas Homeowners Association does not endorse any advertisements included in this newsletter. Paid advertisements are used to offset postage costs for this mailing.