

The Vistas VIEW

Newsletter
June 2013



Board of Directors

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

Office Staff

Stacie Ciesynski, Community Admin.
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Architectural Control Committee

Meeting Dates for 2013

July 11, 2013	August 08, 2013	September 12, 2013
October 10, 2013	November 14, 2013	December 12, 2013

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 www.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.



Tips to help organize your garage

Oil stains in driveways have become an ever growing problem in the association. Once oil leaks onto your driveway, and if not addressed quickly, it becomes difficult to remove. A lot of driveway oil stain issues could be solved if leaking vehicles were kept in the garage with an oil pan underneath. Most homes in The Vistas were built with at least a two car garage and several have a three car garage.

A garage is defined as - a building or indoor area for parking or storing motor vehicles

For some of you, your garage has become a mini storage unit, containing all sorts of “things” except your motor vehicles. Because of this, you find yourselves having to park your vehicles in the driveway or on the street. While the CC&R’s don’t prohibit cars being parked in the driveway they do require that all improvements, and the driveway is considered an improvement, need to be “maintained in such manner as to prevent their becoming unsightly, unsanitary, or a hazard to health”. This section goes on to say that “The Board of Directors has sole discretion as to what is unsightly or unsanitary”.

So you ask ... what are some tips to help me reclaim my garage to make it more useful and efficient so I can park my vehicles in it. Well, first of all ...

GET A PLAN — Sit down and prepare yourself for what may take a few days and sometimes a few weeks to accomplish. If you can, recruit family members or friends to help you or to encourage you to start and keep going until the task is done. Make sure you have plenty of garbage bags to put the junk that needs to be thrown away in. Bins, boxes or other storage containers can be used for those items that you plan to keep so they can be labeled and stored neatly.

TAKE ACTION — Use your patio or side yard behind the fence to create zones. You should have a zone for items that you plan to keep, a zone for trash items, a zone for items to be donated, and a zone for those items that may not be yours and need to be returned to who they belong to, i.e. your adult children who have conveniently left their belongings behind. You may have other zones depending on your specific needs. Within the “to keep” zone you will need to sort items by their sub-categories like yard care, sports, seasonal items, paint supplies, etc. If you have gone this far, be reasonable in what you keep. If you haven’t used it in a long time, get rid of it! If it is broken or needs repair, throw it away! If you have more than one of the same item, donate it to others that don’t have any! If it is worth keeping or has sentimental value, store it neatly in a tote or bin with like items!

ORGANIZE — Now that everything has been separated, look at the items you are going to keep. There are several organizational type items that will help, as you begin to put the contents back into your garage. Utility shelving may be beneficial to house items stored in bins or totes, for sports equipment, power tools, etc. Recycled cabinets come in handy for storing items as well. Hooks for hanging bicycles, lawn chairs, sports bags, ladders, extension cords, etc can be used to get these items off the garage floor. Label everything and place stored boxes, bins and totes facing outward so that labels are clearly visible.

ALL MOST DONE — Bag up the trash and make sure the bags are kept out of sight until trash pick-up. Box up all the items for Good Will and schedule a pick-up date or drive them down to a drop off location. If you decide to hold a garage sale, make sure it is done in a relatively short period of time so that the items don’t end up in the garage again taking up space.

ENJOY — Now that all the hard work is done, hopefully you can now park your vehicle(s) in your garage. No more clutter, no more wasted time looking for stuff, and no more annoying letters from the association telling you to clean up your oil. Enjoy!

2013 Meeting Dates

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

July 18, 2013 **September 26, 2013**

Members Meetings

July 18, 2013 - **Annual Meeting - 6:30 p.m.

November 13, 2013 - Budget Ratification Meeting (10:00 a.m. at the association office)

Board Workshops

July 11, 2013 - **Board Workshop

September 11, 2013 - **Budget Workshop

September 26, 2013 - **Board Workshop

*Board of Directors Meetings are generally held at Bud Beasley Elementary School at 6:00 p.m. unless otherwise noted. **Board Workshops are held at the association office. Please call the office prior to the workshop for scheduled times.

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. 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.

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

The Washoe County Health District recently sent the association information on its Vector-Borne Disease Prevention Program (VBDPP). They are offering education and assistance in the reduction of water holding habitats that produce disease vectoring insects in our area.

For more information visit their website at:

www.washoecounty.us/health/ehs/vbdp.html.

VBDPP is available to provide property owners with information to manage water features, and consultation on source reduction methods.



Reduce Mosquito Bites - use an effective insect repellent diligently. Wear long pants, long sleeves, or just stay inside if you can during dusk hours when mosquitoes are particularly active. Eliminate standing water in buckets, barrels and unused flower pots in your yard. Turn over kids wading pools when not in use and change the water in pet dishes every 48 hours. Check your door and window screens and make sure they are in good repair. Keep your gutters free of debris.

If you find a dead bird on or near your property, don't handle the body with your bare hands. Contact your local health department for instructions on reporting and disposing of it.

In addition to James Baldwin and Dave Stefan, the association has received a third candidate for the remaining open Board seat. A short biography and Candidacy Disclosure Statement are provided for your review. There are three candidates for the three open positions, so an election will not need to be held. These candidates will be deemed to be elected to the Board at the annual meeting.

CANDIDATE BIOGRAPHY



Roland "Scott" Stromberg – 1720 Crestside Court

Previously active in the Bridle Path Homeowner's Association and served as Vice-President from 2007 to 2008 and President from 2008 to 2009. Also served as part of the Washoe County Sheriff's contractors auxiliary from 1993 to 2009. Currently works part-time for Pulmonary Medicine Associates as a Facilities Coordinator after retiring from Construction in 2011. Over 30 years experience in the construction trade, having worked for his families construction company (1976 -1986), for T.W. Construction (1986-1993), Q&D Construction (1993-2002), and Aspen Developers (2009 – 2011) as a project superintendent and for Granite Construction (2002 - 2009) as an Area Superintendent.



Reminders:

Each week the association receives several complaints regarding dogs, speeding, yard, RV, and boat violations. We wanted to remind everyone again that:

- ⇒ **Yards must be maintained, which includes watering, mowing and trimming on a weekly basis. Fertilizing, thatching, and aeration should be done as recommended by the professionals.**
- ⇒ **RV's, boats, travel trailers, utility trailers etc. cannot be out for more than 24 hours nor for more than 5 days in a 30 day consecutive period.**
- ⇒ **The City of Sparks and Washoe County require dogs to be on a leash when they are not confined. You should be in full control of your animal(s) at all times and they must be on a leash. The association has installed two additional doggie stations on Los Altos to help with waste pick-up on the parkway. Please be responsible pet owners.**
- ⇒ **SLOW DOWN! The speed limit in residential neighborhoods is 25 and 35 on Los Altos Parkway. Please drive slowly and always be on the lookout for children playing and people crossing the street.**



Paint Colors

Please note that you can paint your home with whatever brand of paint that you choose. You do not have to use Kelly Moore or Sherwin Williams. Also remember that you must receive approval from the Architectural Control Committee when you do paint, even if you are painting with the same colors.

The pre-approved colors that were discussed in the last newsletter were not intended to force homeowner's to use a specific brand of paint. They are intended to give homeowner's the ability to choose a pre-approved color scheme, and once verified by the office, can proceed to paint their home without having to wait for approval at the next meeting..

Please call the office at 786-0500 if you have any questions.

- ⇒ **TMWA assigned-day watering— even (0, 2, 4, 6, or 8) watering days are Tuesday, Thursday and Saturday. Odd (1, 3, 5, 7, or 9) watering days are Wednesday, Friday and Sunday. No watering on Mondays and between noon and 6 p.m. from Memorial Day through Labor Day.**