

2011 Quarterly Board Meetings

Everyone's welcome. Come join us

April 28, 2011 July 28, 2011 Sept. 29, 2011

November 16, 2011—10:00 a.m. Budget Ratification Meeting held at the HOA office.

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

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.

**The 4th Annual "Vistas"
Garage Sale Event
Saturday, April 30, 2011
8:30 a.m. to 4:00 p.m.**

It is time to start thinking about Spring cleaning. I know it's hard, especially with the cold weather and snow that we have had, but it is never too late to start that pile of garage sale items. Like in previous years, the association will advertise the sale in the Reno Gazette Journal and post it on Craig's List. Los Altos Parkway, while maintained by The Vistas Homeowners Association, is City of Sparks public right-of-way and posting signs is not allowed.

Please make sure all your items are cleaned up after the sale and any unsold items can be donated to a charity of your choice. Below is a partial list of charities that will pick up items. You will need to call and arrange for pick up and it is important to check to see what items they will accept and what items they will not take.

Big Brother Big Sister-826-2122
Friend of MS-323-3311
WARC-333-9272
Reno/Sparks Gospel Mission-323-7999
St. Vincent's Thrift Store-322-9824

Chances are that during Spring cleaning and preparing for your sale there will be those items that need to be thrown away or taken to the dump. The Lockwood Landfill will be offering their annual free dumping event on the following dates: Thursday, March 31st - Saturday, April 2nd, Thursday, April 14th - Saturday, April 16th and Thursday, April 28th - Saturday, April 30th from 8:00a.m to 4:30p.m.

For a complete list of acceptable items visit www.wm.com or call 329-8822.
No voucher needed

Architectural Control Committee

Meeting Dates for 2011

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

April 13, 2011

May 11, 2011

July 13, 2011

September 14, 2011

November 16, 2011

June 08, 2011

August 10, 2011

October 12, 2011

December 14, 2011

Please submit your improvements for review by The Architectural Control Committee before these dates.

Please call the association if you are unsure what requires HOA approval.

Xeriscaping Still Requires Maintenance

If you are one of the many homeowners that have xeriscaped your yard, please remember that drought-tolerant landscaping does require regular maintenance! This maintenance may not come in the form of mowing or edging, but regular cleanup of weeds, trimming and replacement of dead or dying plants are still required. One lone weed, if left unattended can produce several other weeds throughout your neighborhood. Remember, if you take care of the weed(s) first, the association won't have to remind you. Your neighbors, will appreciate the difference.

**A SHORT COURSE IN
HUMAN RELATIONS**

The Six most important words:

"I admit I made a mistake" **Oops!**

The Five most important words:

"You did a good job" **Way to go**

The Four most important words:

"What is your opinion?" **?**

The Three most important words:

"If you please" **PLEASE**

The Two most important words:

Gracias "Thank you"

The One most important word:

"We" **You and Me!**

Board of Directors & Officers

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
gcamvistas@sbcglobal.net
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

Board Election Information

You recently received information about three Board of Directors positions up for election. Currently we have three candidates for the three available positions and NRS states that "if the number of nominated candidates is equal to or less than the number of members to be elected at the close of the 30 day period for self-nomination, then ballots do NOT need to be mailed." We will therefore not be mailing ballots and these candidates will be deemed to be elected to the board unless a qualified unit owner self-nominates within the 30 day self nomination period.

The new Board members will be announced at the April 28, 2011 annual meeting.

Be Aware

Living in The Vistas has many advantages. One of these advantages is the amount of open space in the community. While we enjoy living next to and being in these areas, please remember to stay alert and guard your children and pets against some of the dangers these areas pose.



Common Interest Community Living

When you purchased your home in The Vistas recently or years ago, you probably received a large packet of information on the association that seemed overwhelming and too much information to go through. Whether or not you read them or had them explained to you, this information binds you and all future owners of the property since the CC&R's become a part of the title to your property. The CC&R's and other governing documents are intended to preserve the character and value of properties in the community, but may also restrict what you can do to improve or change your property and limit how you use and enjoy your property. By purchasing a property encumbered by CC&R's, you agreed to limitations that could affect your lifestyle and freedom of choice. The State of Nevada Real Estate Division has a brochure called:

“BEFORE YOU PURCHASE PROPERTY IN A COMMON-INTEREST COMMUNITY DID YOU KNOW...” and this brochure has a lot of great information for those unfamiliar with homeowner's associations.

This brochure addresses various issues like:

- ◆ Will I have to pay owners' assessments for as long as I own the property? The answer to this is “YES” you are responsible for paying your share of expenses relating to the common elements and operation of the association even if you disagree with the way the Board of Directors is managing the association or spending the assessments. On an annual basis a budget is prepared by the Board of Directors and mailed out to all the homeowners for review. Homeowners can voice their approval or disapproval for the budget at the quarterly meetings.
- ◆ If I fail to pay owners' assessments, can I lose my home? Again the answer is “YES”. The association has the power to sell your property in a nonjudicial foreclosure sale. You may also be responsible to pay penalties, attorney's fees and any costs to the association to become current. (See the Assessment Collection Policy for more information on collection of assessments).
- ◆ Am I required to provide prospective purchasers with information about living in a common interest community when I sell my home? “YES”. The law requires you provide, at your expense, copies of the CC&R's and other documents (see NRS 116.41095) to the prospective purchaser.

In addition, the brochure explains that Homeowners' associations operate on democratic principles with decisions being voted on. The actions of the association and its executive board are governed by state laws, the CC&R's and other documents that govern the common-interest community. If a dispute with the association cannot be resolved, mediation or arbitration through the Office of the Ombudsman is required before a lawsuit is filed. In addition to your personal cost of mediation or arbitration, you may be responsible for paying your share of the association's cost to defend against the claim.



Ever Wonder Why You Have A Homeowners Association?

Your association may be your best tool to protect the value of your home and the quality of your neighborhood. Community associations do any number of different things, such as setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping and carrying insurance for the common areas, just to name a few.

If violations are not corrected, there can be a very negative result over time. Estimates are that property values in a subdivision with an inactive association can fall as much as twenty percent due to failure to enforce restrictions. Purchasers make a decision to buy into a lifestyle and surroundings which include so many things outside the home itself; everything from the association entrance way to the general condition of all other homes in the neighborhood affects their decision when buying a home. They purchased with an expectation that their property and those in the community would be protected by deed restrictions and maintained to a certain reasonable standard.

What does it take to keep a neighborhood attractive and nice? The crucial factor is the willingness of the men and women who make up the association's Board of Directors to enforce the rules that have been established and created for the benefit of the community. What could happen if the restrictions are not enforced? More and more members will invite varying degrees of what constitutes an unacceptable standard of maintenance. With that in mind, the appearance can steadily decline if the board members do not discuss and establish uniform standards for everyone.

The neighborhood can either become an architectural showcase for sustained property value, or an avenue for the rundown, weird and unusual.



As a homeowner in a common interest community you also have rights that are guaranteed you by the state. These rights pursuant to provisions of NRS 116 are:

- ◆ The right to be notified of all meetings of the association and its executive board, except in cases of emergency.
- ◆ The right to attend and speak at quarterly Board of Director meetings.
- ◆ The right to request a special meeting of the association upon petition of at least 10% of the homeowners.
- ◆ The right to inspect, examine, photocopy and audit financial and other records of the association.
- ◆ The right to be notified of all changes in the community's rules and regulation and other actions by the association or Board that affect you.

For a copy of the complete article please contact the association office or check out The Vistas website at www.vistashoa.com. A link directly to the brochure has been provided as well as links to other valuable information.

Home Affordable Foreclosure Alternatives (HAFA) Program

Recently reported by The Business Press, 61% of Nevada Homeowners had never heard of the Home Affordable Foreclosure Alternative program. While 23% of Nevadans who lost their home to foreclosure admitted to walking away even though they could have afforded it, the other 77% might have benefited from HAFA. If you are a homeowner that does not qualify for a loan modification with their lender, and is considering foreclosure, there may be graceful exit options for those who meet the eligibility requirements. More information about HAFA can be obtained at <http://makinghomeaffordable.gov/> You should also contact your lender or search their website for available options.



We are One community.

Everything we do or don't do can have an impact on those in our community. It is important that everyone do their part. Pick up after your dog. Don't let your dog run off-leash (it is the law as well as being a simple act of consideration and kindness to your neighbors). Pull those weeds. Maintain your yard. Don't allow your vehicle or someone else's to drip oil in your driveway, and clean it up if it happens. Don't leave RV's, trailers and garbage cans out beyond the limits stipulated in the CC&R's and Rules and Regulations. Be proactive in the care and maintenance of your home. Don't wait for a reminder from the association.

