

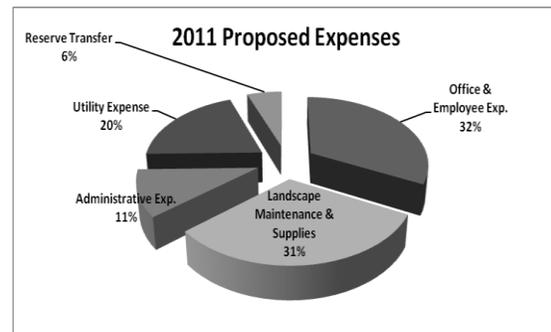
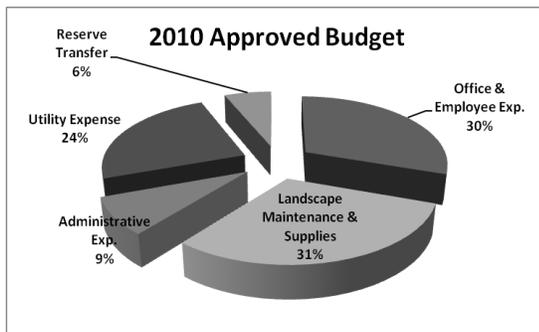
Dear Homeowners,

October 29, 2010

As a relatively new Board member to The Vistas Homeowner Association, I have become increasingly aware of the many homeowners who go above and beyond to be a good neighbor and to make a conscious effort in support of the association. To all of you, **“Thank you”** for your contribution to the community and continuing efforts in the common goal of maintaining and enhancing your property and the area around you.

Enclosed with this letter is the 2011 proposed operating and reserve budget for the association that was adopted at the October 28, 2010 Quarterly Board meeting. Assessments for 2011 will not increase and will remain the same at \$276.00 per unit per year. Assessment income is budgeted at \$398,820.00 with 1,445 single family homes in The Vistas paying assessments. Additional income from interest, late fees, transfer fees, delinquency fees and other miscellaneous fees are estimated to bring in an additional \$25,000.00 for a total income amount of \$431,092.00. This amount is down slightly from the current year due to a reduction in interest income.

The charts below break out expenses by category for 2010 and for the proposed 2011 budget. Details for each category can be found on the attached itemized budget.



The expense categories for 2011 remain relatively the same with a reduction in estimated Utility Expense due to a decrease in water usage even though we expect the cost of water to increase. The Administrative Expense category increased by 2% with the addition of a line item for bad debt allowance. The Board added this new category to cover any uncollectable income due to foreclosures.

Minor improvements have been made to Los Altos Parkway this year for efficiency after adding rock to the three large islands last year which reduced over spray and runoff on the street thereby saving the association money and hopefully prolonging the life of the road. We will continue to make improvements to the parkway as funding becomes available. In addition, the association with help from The City of Sparks will be doing some maintenance work to drainage areas in The Vistas.

NRS 116 requires that the adopted budget be ratified by the general membership of the association. The Budget, as presented, will take effect January 1, 2011 unless a majority of the overall membership opposes the attached budget. The meeting for ratification of the operating and reserve budget is scheduled for **Thursday, November 18, 2010 at 10:00 a.m.** in the association office at 1281 Terminal Way, #124, Reno. The association's collection policy is also included with this mailing.

Any questions can be emailed to [Info@vistashoa.com](mailto:Info@vistashoa.com) or contact Stacie Ciesynski at 786-0500.

Regards,

Margaret Powell, President