



# The Vistas *Winter* VIEW

**Newsletter**  
**April 2008**

## **NEXT MEETING DATE**

**April 24, 2008**

### **Quarterly/Annual Board Meeting**

#### **Mark your calendar**

July 24, 2008

October 23, 2008

All Quarterly Meetings are held at Bud Beasley Elementary School at 6:30 p.m.

Agendas are posted in the agenda box attached to the Information Boards located at the top and bottom of Los Altos Parkway 15 days prior to the meeting.

#### **FYI**

##### **(For Your Information)**

- You will be receiving a very important packet in a brown manila envelope within the next week. Please do not discard as we are mailing you Election material for your review and a return ballot due in the Association office by 2:00 p.m. April 24, 2008.
- The packet will also contain very important documents for your review, reference and file. The documents you will receive are resolutions The Board approved during 2007-2008, they are:
  1. Alternative Fencing Material-adopted 04-07
  2. Approved Fencing Stains-amended 07-07
  3. Open Space Maintenance-adopted 04-07
  4. Inoperable Motor Vehicles-resolution 10-07
  5. Rules & Regulations-amended 01-08
  6. Assessment Collection Policy-amended 01-08
- Please note: that all six (6) revised resolutions will go into effect thirty (30) days from date of mailing.

#### **Help!**

- The Vistas two information boards on the parkway are still in need of repair, do we have any volunteers to provide the labor? The association would supply the needed materials. Please call the office if you can help.

#### **Oil Stains**

In a previous newsletter we stated that Wal-Mart has a product called Revive-a-Drive, this is a water-based, non-hazardous cleaner that penetrates the concrete surface to pull up tough grease and oil. Many of you have tried this product and the response has been positive. Good Luck!

## **Architectural Control Committee**

### **Meeting dates for 2008.**

Please submit your improvements for review by the Board before these dates:

Meetings are subject to change, please check with the association office 786-0500 to verify dates.

Mar. 13, 2008	April 10, 2008
May 08, 2008	June 12, 2008
July 10, 2008	Aug. 14, 2008
Sept. 11, 2008	Oct. 09, 2008
Nov. 13, 2008	Dec. 11, 2008

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

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### **Homeowner Safety Tips**

- To help prevent theft, please keep your vehicle doors locked and if left in driveway do not leave garage door opener in your vehicle.
- Protect your water pipes, water heater (from freezing), personal property and pets by keeping your garage doors closed at all times. The door leading to the house is probably not as well insulated as an exterior door.

### **Graffiti Taggers Beware!**

During a recent meeting on 2-8-08 between of Reno, Sparks and Washoe Co., elected officials unanimously approved the inter-local agreement to use a web-based program to monitor and track graffiti to help prosecute taggers. The system essentially tracks graffiti tags across the city and county jurisdictions, thereby strengthening a case against the taggers. The web-based system also analyzes graffiti with photos taken from digital cameras that have global positioning satellite capabilities to help law enforcement identify if the tag is gang related or not. Law enforcement can also work on a specific graffiti case while graffiti tracking system handles the data entry, analysis and storage, creating a cost savings to each agency in the thousands of dollars range. The Secret Witness Program, which was instrumental in bringing this system to the forefront, will support each agency in helping to identify taggers. The system will be implemented in the next 30 days. In 2006 graffiti vandalism cost Sparks and its taxpayers more than \$320,000, and Reno more than \$1 million.

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#### **Office Information:**

1281 Terminal Way, #217

Reno, NV 89502

Tel: (775) 786-0500

Fax: (775) 786-0504

All homeowner complaints must be submitted in writing and can be faxed to 786-0504 or emailed to: complaints@vistashoa.com

Office hours;

Monday/Friday 9:00:a.m to 5:00p.m.

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Hey, Chris-Whaddya Know?

*Let me tell ya a little bit 'bout snow plowin'*

- Keep your vehicle off the side streets so the snowplow can plow entire street.
- If you shovel your driveway, do not dump the snow onto the sidewalk.
- Give snowplows wide clearance when driving beside them as well as behind them due to sanding operations.
- Washoe County is not responsible for damage to mailboxes in the County's right of way.
- It is the resident's responsibility to remove snow from in front of mailboxes.
- Washoe County does their best to avoid leaving berms in the driveways when plowing, but some are inevitable.
- A regional snow removal plan identifies which roads get cleared first; find out more at: www.washoecounty.us/pubworks

### Spring Lawn maintenance

In the December newsletter we stated that; when the Parkway is turning green, this would be our sign that all lawns should be doing the same. Come April 1, 2008 we will be sending out a One Time Courtesy Reminder to all homeowners whose lawns have had issues with maintenance.

Weather cooperating, a deadline for improvement will be May 1, 2008. With the growing foreclosures and bank owned properties the Vistas staff will do the very best we can to get these lawns maintained.

Watering seemed to be the biggest problem last year, but the TMWA Board says "No Water Rate Increase" for 2008.

When it comes to watering your lawn, you can call Water Conservation: 775-834-8005. They can give you tips on how to successfully maintain your lawn at minimum water cost.

Another problem homeowners had was Tree Suckers. Suckers are characteristic of certain trees, Aspen, Apple trees, chokecherries and some of the Poplars have a tendency to grow right at the base of the trunk. As long as your tree is healthy and happy, the suckering that you're seeing is probably just a part of nature of that particular tree. Most people just keep cutting the suckers off. An alternative is a relatively new product out called Sucker Stopper. It's manufactured by Monterey Lawn and Garden Products. We don't have a lot of experience with this product, but it sounds like it may help us a lot with this problem. Suckers should be torn off, not cut. Scrape back the soil if necessary to expose their point of origin, take a firm grip and tear suckers off individually. This removes any buds at their base as well as the top growth. .

### More spring tips

#### "How to avoid hot spots in the summer?"

Aeration will help the root to grow deeper and be less susceptible to the heat. Head to head coverage means that the sprinklers over-lap each other. A sprinkler head with a 12ft nozzle will spray to the distance of the next head 12 ft away.

#### "Dog urine does damage plants and grass"

Because it contains high levels of nitrogen. Nitrogen can turn grass green in the winter months and brown in the summer.

#### "Is there a way to tell if a plant is dead or dormant?"

Yes, you can do this by scratching back a small section of the thin bark layer exposing the layer of tissue underneath. If you see green, the plant is just dormant.

#### "What is pre-emergent and does it really work?"

Definitely, however keep in mind that the pre-emergent only kills tough weeds that are annuals meaning that the weed grows one year then goes to seed every year. The pre-emergent sets up a barrier in the soil that will kill the new tender shoots that emerge. Usually it is about 80% effective if you continue applying every six months.

### The Vistas Homeowners Association



Community Spring Garage Sale planned for April, 2008

(See Attached Flyer for Actual Date)

*All Homeowners participating will be responsible for disposing of un-sold items.*

*Be aware that Reno Disposal will be issuing a complimentary voucher during the month of March for a free dumping of household items. You can find it in your upcoming TMWA Bill*

### Please Note:

### Annual Election

April 24, 2008 6:30 p.m.

Bud Beasley Elementary

If you have any questions, please call the office at 775-786-0500

### Office Hours:

Monday/Friday

9:00 a.m. to 5:00 p.m.

### Interesting Facts

Torchiere Lamps sold at Lowe's pose a fire Hazard. These floor lamps sold nationwide exclusively at Lowe's stores between March 05 and October 07 are being recalled, by the importer in conjunction with the U.S. Product Safety Commission. The recall affects about 90,000 of the lamps, manufactured by Field Smart Lighting Co. Ltd., of China, that were sold for about \$17.00 each.

The recall lamps have a black steel frame and a bowl-shaped light fixture. Item # 179878 is printed on the bottom base of the lamp, with UL listing number E246506 are included in the recall Lamps marked "ETL listed" are not included. Call toll-free at (866) 916-7233. [www.lowes.com](http://www.lowes.com),

### Warning

Concerning the Concrete Drainage Swale On Los Altos Parkway.

Please, do not allow your children/young adults to use bikes/skate boards/ etc. for recreation in this area, for safety reasons.

### Collecting Assessments

The Association may have little choice but to file a lien if the owner has failed to respond to repeated attempts by the Association to collect the debit. If the delinquent amount has become quite large, it may pose a significant liability for the Association. Residents who do not pay their assessments are not cheating some faceless entity, but their neighbors and community, and that isn't fair to those who do meet their responsibilities. When some homeowners are delinquent, either their neighbors must make up the difference or services and amenities must be curtailed, this affects everyone in the community. It can and does happen.

### Please

If you do receive a registered letter from the Association for delinquent assessments, please communicate with the office. (775-786-0500). People occasionally face financial hardship and in those cases The Association will work with homeowners to develop payment plans.

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### We Have Received Complaints

Regarding dogs running out front doors, garages and back yards in an attempt to aggressively approach another dog, cat, person or child.

Please be aware of this problem, and call Animal Control immediately. 775-322-3647

Be sure to have the address