



**The Vistas
VIEW**
January 2008



Newsletter
2008

NEXT MEETING DATE

January 24, 2008

Quarterly Board Meeting

April 24, 2008 Annual & Quarterly

July 24, 2008

October 23, 2008 Mark your calendars

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)

- Los Altos Parkway has been getting a new look, you may have noticed that some bark areas have been replaced with rock. Islands on Vista Heights are getting additional plants with a drip system and rock.
- Now that The City of Sparks has completed the drainage project in the wildflower area, we are concerned with the skateboards-bikes, etc. Please keep your kids out of this area, as this is very unsafe.
- We are currently working on the wildflower area, turning it into a beautiful walk-in park. Preliminary landscaping plans are available for view in the office. For those of you who wish to donate a Park Bench (\$390.00) or Tree, please call the office for more details.
- The Vistas information boards on the parkway are 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 are interested
- A question was asked at the October meeting to possibly form an association wide landscaping committee. In lieu of forming a committee, the Board welcomes any ideas, suggestions, or concerns on landscaping issues based on the availability of funds in the current budget. Any suggestions to be considered need to be submitted to the association office and will be placed on the quarterly agenda.
- Thank you to everyone who participated in and enjoyed The Vistas annual BBQ held at Bud Beasley for the last five years. Unfortunately, after reviewing the time and expense to hold the BBQ the Board has determined that there is not enough association wide participation to continue to hold the BBQ. Therefore, we will not be having a BBQ in 2008.

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.

Jan. 10, 2008	Feb. 14, 2008
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.

Sheds, paint colors, additions, landscaping improvements, satellite dishes, swamp coolers, air conditioning units etc. locations, and fencing must receive approval from the Architectural Control Committee.

HOMEOWNERS

The Vistas Homeowners association is here to help you with any questions concerning landscaping, fencing, additions and painting of exterior. Even if you are painting the same color the Board still requests that colors samples are resubmitted for your file.

Delinquencies

As assessment delinquencies increase, The Vistas Homeowners Association will continue to be very aggressive with the collection of assessments. Assessments are the only means of income for our association.

This is a very serious issue and we stress the importance of our collection policy to insure that The Vistas Homeowners Association is maintained, preserved and enhanced.

Please

If you receive a registered letter from the association for delinquent assessments, please do not ignore the issue. We do not want you to lose your home. Please contact the office as soon as possible.

Courtesy to your Neighbors

Put basketball hoops away when not in use. Please remove basketball hoops from street and off sidewalks. City Ordinance *prohibits placing portable sporting equipment in the public right-of-way, including sidewalks at any time. *City Ordinance. 1830, 1994: Ordinance. 1452 1 (part), 1984.)

President; Dave Stefan
Secretary/Treasurer; Mary LeMay
Director; Larry Kleinworth
Director; Dave Sexton
Director; Jim Baldwin

Stacie Ciesynski, Office Mgr

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, #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

Holiday Decorations

Please remember to take outside decorations down in a timely manner. We will be sending out reminders if holiday decorations are not removed by early February.

Hearing Notice and Possible Fines

These are a few of the items that are inspected on a weekly basis in The Vistas:

- Visible trash cans
- Lawn maintenance
- Dumping in common areas
- Driveway oil stains
- Painting needed
- Fencing repairs
- Visible litter/debris on lots
- For Rent, Contractor etc., signs are not allowed. Only (1) For-Sale sign on property is allowed
- Visible clothes-lines
- RV's, trailers, boat parking, etc. in driveways/ streets
- Temporary structures

Community Garage Sale

A committee is being formed, headed up by Barbara Gonzales 775-626-0250 if you are interested please call Barbara. Possible dates April 12th. 19th. or 26th. Let Barbara know your preference. Thank You

Board of Directors Positions

This year there are two (2) Board of Directors positions up for election. Each position will be held for a two-year term. You are eligible to be a Board candidate if you are:

- An owner of a unit within The Vistas Association.
- An officer, employee, agent or director of a corporate owner of a unit.
- A fiduciary of an estate that owns a unit.

Board positions are volunteer positions of responsibility, which require the performance of the obligations and functions of the Association as set forth in the Governing Documents.

Being a Board member carries with it the responsibility of knowing and uphold the Governing Documents, as well as NRS-116. Familiarity with these documents will assist in procedural knowledge and substantive decision-making.

Board members are required to attend all monthly Architectural Control Committee meetings and Executive Board meetings as well as quarterly homeowner Board meetings.

Board members need to be available at least 15 hours a month to deal with the various issues that arise within the Association.

Homeowners who are in violation of the Governing Documents or delinquent in assessments, are not eligible for a seat on the Board, per NRS 116:31034

Board members owe a fiduciary duty to the Association, which includes a duty of loyalty, care and confidentiality. Board members shall act in good faith and in a manner believed to be in the best interest of the community as a whole. As a Board member you shall not act outside the scope of authority granted in the Governing Documents and shall not act for reasons of self-interest, gain, prejudice or revenge.

If You are Interested in Running for a Board Position:

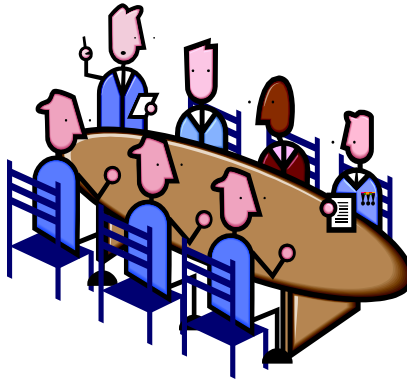
Please complete enclosed application for Board of Directors and return to the Association office at 1281 Terminal Way, #217, Reno, NV 89502 no later than February 22, 2008.

Applications will be part of the annual meeting package that will be mailed to each homeowner in The Vistas.

**Thank you for your interest in
The Vistas Homeowners Association**

The Vistas Homeowners Association

Working Together in the Best Interest of the Community as a Whole.



Please Note:

That Board member elections are completed by secret ballot and no quorum is required.

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.



**All Applications For
Board Position Must
Be Received By The
Association
Office No Later Than
February 22, 2008**

A Strong Board Member

- Good Character
- Strong Integrity
- Calm Judgment
- Willingness to Serve
- Committed to the Best Interests of the Community as a Whole
- Relevant experience or Background
- Previous Volunteer Service
- Strong "People Skills"

A Weak Board Member

- Unable to put the Welfare of the Community First
- Works behind the Board to Run Things His or Her Way
- Impulsive or Quick Tempered
- Has a Personal or Hidden Agenda
- Puts Individual Interest First
- Little or No Experience in Management, Leadership, or Service
- Unable to Work with Others for the Common Good
- Ineffective with Others