



The Vistas VIEW



Newsletter July 2009

NEXT MEETING DATE

July 23, 2009

Board of Directors Meeting

July 23, 2009 and October 22, 2009.

All Board of Directors Meetings are held at Bud Beasley Elementary School starting at 6:30 p.m.

Agendas are posted 15 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 Parkway.

Quarterly Meeting Highlights

April 23, 2009

- ⇒ Asphalt Protectors was awarded the bid to seal the pathway on Los Altos.
- ⇒ A maximum of \$1,500.00 was approved to make changes to the Association's website.
- ⇒ Rodd Rummel, Project Coordinator with the Nevada Fire Safe Council, made a presentation on fire safety and explained that the association has submitted for a 2 to 1 matching fuels reduction grant with the Nevada Division of Forestry. Rodd explained that the HOA's portion of the grant can be hard dollars or a soft match which could be time and energy spent by the HOA or homeowners in any aspect of fuel reduction (i.e. raking leaves, cleaning out rain gutters, attending education classes, weed abatement behind your home, etc.). The association cannot do this alone, we need **everyone's** help in creating a "fire safe" community. The initial plan is to re-introduce native plants like sagebrush, bunch grass and bitterbrush so that the areas cheat grass can grow are minimized. The target date for the grant, if approved, is mid-summer with work to begin in the fall. Rod explained that the grant won't solve all the Associations' issues, but is a good start.

For more information on the Nevada Fire Safe Council please contact Rod Rummel at

775-762-5611 or by e-mail at rodd@nvfsc.org

A copy of the draft minutes can be provided to any homeowner upon request.

HELP WANTED

The Vistas is looking for a homeowner willing to install 3 new trash cans on the parkway. If you are interested, please call the office at 775-786-0500.



Architectural Control Committee

Meeting Dates for 2009.

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

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

Aug. 13, 2009 Sept. 10, 2009

Oct. 08, 2009 Nov. 12, 2009

Dec. 10, 2009

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

Approval is required for major landscape changes, replacing sod or adding flowers does not need approval. Color samples must be submitted for approval before you paint your home. You still need approval even if you are painting the same color, call the office if you have any questions. All sheds must be approved; metal or plastic sheds are not allowed.

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If you received a letter from the Association concerning the condition of your front yard or lawn, it is important that you contact the association office with the improvements being made.

#### Respect your Community!

We certainly appreciate those dog owners who pick-up after their animals and often times after other animals whose owners continually allow them to use the sidewalk, pathway, flower beds or grass for a litter box. Please supervise your pets, don't let them wander into nearby yards and make sure you bring something so that you can clean up after them. Also, it is important that all animals be on a leash and obey the City of Sparks leash ordinance, which includes cats. Cats, if allowed outside, should not be using neighbors' gardens/flower boxes as litter boxes. Please be respectful of your community and those around you.

The Association will be adding three additional garbage cans to Los Altos Parkway to make it more convenient to dispose of trash and pet waste.

#### Common Area/Open Space

The Vistas has many open space areas within the community. Parents please be aware that you will be held responsible for any damage or clean-up that is required in the common area/open space as a result of any abuse or vandalism done by your children. The Vistas Association has a responsibility to follow up on any complaints involving destructive activity, and violators will be held financially responsible for any and all damage to common areas or open space.

### 60 Second Me



**Stacie Ciesynski** was hired in October of 2002 to bring the association's accounting functions and enforcement of the governing documents in-house. Stacie has a Bachelor of Science Degree from the University of Nevada and has earned her Cash Management Certification. She previously performed finance and accounting functions for a large private family trust and has worked for the University & Community College System in the Treasurer's Office. Stacie currently oversees the Association's day-to-day operations and fiscal responsibilities.



**Chris Burton** has been with the association since February 2006. He was the branch manager for one of the country's leading presentation companies and has done outside sales work for a number of different industries. Prior to joining The Vistas, Chris was in charge of a variety of administrative responsibilities as an owner in a presentation company. Chris is the person responsible for enforcing the governing documents and works hard to keep the community beautiful while treating each homeowner with respect.



**G' Richmond** joined the association in January 2007 and works with Chris to enforce the governing documents. G' has her Community Association Manager Certificate issued by the State of Nevada Department of Business and Industry Real Estate Division. She previously worked as a Community Association Manager for a management company responsible for multiple associations and was self-employed prior to that. G' brings a sense of humor and a knowledge of industry rules to the association.

#### Assessments

The semi-annual assessments of \$138.00 was due on July 1, 2009. If payment was not received by July 10, 2009 a \$10.00 late fee was added to your account. Notices for delinquent assessments and Notice of Lien are sent out certified return receipt and your account is charged additional fees. A copy of the association's assessment collection policy can be found on the website or if you would like a copy mailed to you, please call the office.

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The Vistas Homeowners Association does not endorse any advertisements. Paid advertisements are used to help offset postage for mailing the newsletter

WE WANT YOU !!



To participate in your Community

All residents are welcome to attend the Quarterly Meetings scheduled for July 23, 2009 and October 22, 2009 at Bud Beasley Elementary School, 6:30 p.m. generally held in the school library. Come introduce yourself to the Board of Directors, staff and your neighbors. Mike Carrigan, our City Councilman, is usually there to update us on what is happening in the City and to answer any questions you might have. These meetings are a great opportunity for you to learn about present and future projects scheduled for the year and get caught up on everything that is happening in your community.

General Information

Want to bolster your gas mileage? The fuel economy guide at fuelconomy.gov offers some tips for improving your gas mileage:

- * Keeping your engine tuned can improve gas mileage by 4%.
- * Keep tires inflated to the manufacturer's recommended pressure and use the recommended grade of oil to help improve fuel economy by up to 5%.
- * Plan one multipurpose trip with a warmed up engine rather than several short trips with a cold engine.
- * Avoid rapid acceleration and braking. It can lower your gas mileage by as much as 33% at highway speeds and 5% around town.
- * Observe the speed limit- each 5 mph you drive over 60 mph can reduce your fuel economy by 10%.
- * Avoid idling; idling gets 0 miles per gallon.

For Your Information

The office asks that you report any water problems on the parkway or common areas to the office Monday/ Friday from 9:00a.m. to 5:00p.m. at **775-786-0500**.

Weekends/Holidays please contact National Landscaping at **775-690-6904**.

Living with Foreclosures

The Good, The Bad and Sorting it Out

We recently got new neighbors, truly great folks. They purchased this home, because, in a world of rundown properties; it was well maintained. Our community like many, is struggling with abandoned homes. So what makes us different?

We think it is a sense of pride in our neighborhood and a willingness to put some elbow grease into keeping our standards up, as close as possible, to the CC&R's.

What follows is a brief guideline to some of the grassroots efforts we have seen work in our neighborhood. I am writing now of residents; the association is doing all they can do.

Most of us know when the house next door to us becomes vacant, and let's be realistic, most people who are being foreclosed on are not able to keep the property up. By the time you have a vacancy, you generally have a mess. When you know the property is vacant look for signs of an abandoned pet and call animal control immediately if you suspect an animal has been left behind. Make sure if the trash can has garbage in it that it gets to the curb and when emptied put it back behind the fence. If the abutting parcels can afford to put water on using their own hose and water (never touch somebody else's water) that should be done enough to keep the property presentable until the new responsible party can be located by the Association office. Respect the property; avoid soaking the house and windows. When neighbors share, this isn't a big burden for the value you get back. I have mown a couple of yards; it isn't like you are in a contest to make the bank do this, you live with the parcel, the bank is far away. The last round is the easiest, keep the door hangers, newspapers and phone books picked up; give the parcel a sense of being maintained. Why would you advertise that you live next door to an untended property; that is usually an open invitation to uninvited guests. You want your message to the potential buyers to state, "this is a caring community" - the condition of the parcel will determine who you will be sharing a property line with for quite a while. Put your best foot forward to get great new neighbors. It has worked for us in our neighborhood; we have a great staff, but we need to do our part.

Of course we have areas where watering can't be done, perhaps abutting houses are vacant, in those cases, keep it clean, even if its brown, keep it short, make your neighborhood competitive, a clean short lawn even brown, can be kept clean. It speaks of you and your community. It is good business sense, and it works.

Ardena Perry has lived in The Vistas since 1997.

Los Altos Parkway Information Boards

Please don't post yard sale signs or other information in The Vistas Information Boards on the top and bottom of Los Altos Parkway. These Boards are used for newsletters, meeting dates and other information as approved by the Board of Directors.

Thank You

"Through humor, you can soften some of the worst blows that life delivers. And once you find laughter, no matter how painful your situation might be, you can survive it."

Bill Cosby quotes

Board of Directors

President: Jim Baldwin
Secretary: William Wagner
Director: Margaret Powell
Director: Dave Sexton
Director: David Gurr
Treasurer: Mary LeMay

Office Staff

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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

All homeowner complaints must be submitted in writing and can be faxed to: 775-786-0504

or emailed to;
complaints@vistashoa.com

