



The Vistas VIEW



Newsletter
November 2009

2010 Quarterly Board Meetings

January 28, 2010

April 22, 2010 Annual

April 22, 2010 Quarterly

July 22, 2010

October 28, 2010

Budget Ratification meeting HOA Office

November 11, 2010 at 10:00 a.m.



Please Mark Your Calendars to Attend!

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

An open forum is held at the beginning and end of each meeting. At the beginning the Board accepts comment on agenda items; all other comments are taken at the close of the meeting per NRS 116.31083 amended 2009 statutes.

2010 Annual Budget/Reserve

Enclosed, per NRS 116.31151 is a copy of the 2010 Annual Operating Budget and Reserve Budget and a copy of the Assessments Collection Policy for the association.

Note:

There will be no increase in the semi annual assessment of \$138.00 for 2010. No special assessments are anticipated to be levied for 2010. The operating budget contains estimates for day-to-day operations of the association plus the amount to be transferred to reserves. The reserve account is funded on a reasonable basis for repair, replacement and restoration of major components of common elements as defined in NRS 116.

The reserves may be used only for the purpose of repairing, replacing and restoring and must not be used for daily maintenance. This study must be conducted every five years to determine whether the reserves are sufficient and reviewed annually.

The Vistas website is currently under construction and should be completed shortly. Your patience during this time is appreciated. Once completed, the website should be easier for you to find information and will be updated regularly on what is happening in The Vistas.



Architectural Control Committee

Meeting Dates for 2010

January 14, 2010

February 11, 2010

March 11, 2010

April 8, 2010

May 13, 2010

June 10, 2010

July 8, 2010

August 12, 2010

September 9, 2010

October 14, 2010

November 11, 2010

December 9, 2010

Please submit your improvements no later than one day before the ACC meeting for review by the Board.

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

Fuels Reduction Work to Begin this Fall

The Vistas Chapter of Nevada Fire Safe Council has been awarded a grant for \$50,000 from the Nevada Division of Forestry and the US Forest Service. These funds are to be spent on the reduction of hazardous fuels adjacent to structures. The project is still in the planning and permitting phase, but will focus on cheatgrass removal and reseeding with more fire resistant native vegetation.

There are two stipulations that must be met to ensure grant funding. 1.) There is a one third match required to ensure that the HOA and local community is invested in the project and overall fuels reduction. 2.) Before the project can start there are some regulatory requirements which need to be met. The area will have to be surveyed for any archeological resources as well as threatened or endangered species before work can start. This process is currently underway.

The Nevada Fire Safe Council is coordinating the entire project from start to finish. The staff and the Board of The Vistas HOA will be included in all aspects of the project.

All residents of The Vistas HOA are encouraged to become members of the Nevada Fire Safe Council by visiting the web site www.nvfsc.org. There will be educational opportunities for those within the community to learn about defensible space and fuels reduction in the near future.

Three additional trash cans have been installed on the parkway for your convenience, please dispose of all trash and animal waste.

Thank you!

Board of Directors

President: Jim Baldwin

Secretary: William Wagner

Director: Margaret Powell

Director: Dave Stefan

Director: David Gurr

Treasurer: Mary LeMay

Office Staff

Stacie Ciesynski, Office Mgr.

info@vistashoa.com

G' Richmond, CAM

gcam@vistashoa.com

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

Recently I received free services from NV Energy's Comfort Savings program and you can too! All standard light bulbs were replaced with energy efficient bulbs, installation of additional insulation in the attic and crawl spaces, caulking and weather stripping against air leaks around windows and doors, water heater blanket, installation of high-efficiency shower heads and faucet aerators and the installation of a carbon monoxide alarm detector were all done as part of the program. To see if you qualify for this free program call 1-866-920-7822 .

G' Richmond

Please Note:

Assessments will be due January 1, 2010. Please mail your check before the 10th of January 2010 to avoid late fees.

If your assessment becomes delinquent, notices for delinquent assessments and notice of lien will be sent out certified return receipt and your account is charged additional fees. A copy of the association's assessment collection policy is enclosed with the proposed budget. This information can also be found on the website.

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

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

or emailed to;
complaints@vistashoa.com

