



THE VISTAS VIEW

ARCHITECTURAL
CONTROL COMMITTEE

2018 Meeting Dates

December 13, 2018

2019 Meeting Dates

- January 10, 2019**
- February 14, 2019**
- March 14, 2019**
- April 11, 2019**
- May 09, 2019**
- June 13, 2019**
- July 11, 2019**
- August 08, 2019**
- September 12, 2019**
- October 10, 2019**
- November 14, 2019**
- December 12, 2019**

Forms can be found at:
<https://www.vistashoa.com>

Please contact the office at
775-786-0500 with questions.



December 2018

Dear Vistas Homeowners,

It has been another busy year at the HOA. I would like to thank community volunteers Karl Katt and Ron Breaux for their help on the landscape committee. I would also like to thank board members Margaret Powell, Sheryl Shay, Lisa Ruzycski, and Jacqueline Miller for their time and assistance this year, as well as the office staff which includes Stacie Ciesynski, Elaine Cain, and our new compliance officer Kimberly Gutkosky-Simpson. Sheryl Shay has recently completed her term on the board and we welcome homeowner Karl Katt as our new board member. Karl has a wealth of knowledge and experience in irrigation and water conservation and is a small business owner. We look forward to working with Karl during his term on the board and we wish Sheryl the best. It is the dedication of volunteers and our valuable staff that have helped preserve our beautiful HOA. Thank you to the homeowners for working hard to maintain their homes and yards.

The 2019 General Operating and Reserve Budgets were ratified at the November 8, 2018 Budget Ratification Meeting and are included for your review. Homeowner assessments will increase to a yearly sum of \$335.00 or an increase to \$83.75 per quarter. The HOA has been able to maintain competitively low assessments since its adoption in 1989, however we are faced with financial challenges of our aging and evolving community. Factors for increasing assessments include a new landscape contract, maintenance of our irrigation system, parkway and common area maintenance, and the need for implementing homeowner association management software for our office. The Nevada Revised Statutes (NRS) 116 requires that adopted budgets must be ratified by the general ownership of the Association. The 2019 Membership Meeting took place on November 8, 2018 at 6 pm in the Bud Beasley Multipurpose Room. There was not a majority opposition to the budget and it was ratified. The budget will become effective January 1, 2019. The annual contribution to our 2019 Reserve fund will be \$10,201. The Reserve Budget for 2019 funds the repair, replacement, and restoration of major components of the association's common elements. The Reserve Fund is not designed to be used for daily association maintenance.

The Board of Directors approved hiring a consultant, Andrew Echeita, to review areas of erosion and drainage and advise the HOA in maintaining and restoring common areas. The Board also approved hiring water conservation consultant, Chris Gabica of Sentinel Landscaping, to conduct an irrigation audit of the irrigation system. Mr. Gabica investigated the system and presented a written report to the board of the system's condition and advised us on steps to conserve water. A copy of the irrigation audit report is available upon request.

The HOA solicited bids for landscaping in September and the board selected T&T Lawns Plus Landscape's three-year contracted bid of \$141,343 per year. T&T Lawns Plus will be responsible for parkway maintenance and common area defensible space, as well as snow removal and irrigation repairs. T&T Lawns Plus states that they are a small to medium sized landscape company that employs long term career landscapers. They are a veteran and minority owned company, and the owner was born and raised in Northern Nevada. Their goals for improving the parkway include proper fertilization, appropriate tree canopy and shrub trimming, and support for improving irrigation system efficiency.

HOA staff has been researching software programs to integrate financial reports, budgets, maintenance, compliance, and homeowner correspondence to improve the efficiency of day to day business operations. The Board of Directors has reviewed and approved a program called Caliber, which provides support and regular updates from the developers of the software. We are looking forward to implementing this software in the upcoming weeks.

We all share in a wonderful community. If you are interested in joining the landscape committee, or would like to consider running for future board positions, please contact the office. We are also looking for residents interested in partnering with the school district and HOA for a community safety awareness campaign.

Thank you and I look forward to a great year ahead.

Sincerely,

Briana Foroszowsky

2019 Meeting Dates

*Board of Directors Meetings - 6:00 pm

Jan. 24, 2019 April 25, 2019 July 18, 2019 Sept. 26, 2019
Nov. 14, 2019 - Association office after the budget ratification meeting at 10:00 am

*Board of Directors Meetings are generally held at Bud Beasley Elementary School at 6:00 pm unless otherwise noted.

Members Meetings

July 18, 2019 - Annual Meeting - 6:30 pm Bud Beasley
November 14, 2019 - Budget Ratification Meeting - Association Office at 10:00 am

NOTICE: Agendas are posted 10 days prior to the Board meeting in the agenda boxes attached to the Information Boards located at the top and bottom of Los Altos Pkwy and on the Association website. Each unit owner has the right to:

(a) have a copy of the minutes, summary of the minutes or audio recording upon request, in electronic format at no charge or in paper format at a cost not to exceed 25 cents per page for the first 10 pages and 10 cents per page thereafter.

(b) speak to the Association or Executive Board, unless the Executive Board is meeting in an executive session. (NRS 116.31083)

Executive sessions of the Board of Directors are scheduled to be held at 10:00 am the 4th Thursday of every month at the Association office. Unit owners are not entitled to attend or speak at a meeting of the Executive Board held in executive session unless they have been noticed to appear for an alleged violation of the governing documents.

Contact Us

Board of Directors and Officers

President: Briana Foroszowsky
Secretary: Margaret Powell
Treasurer: Jacqueline Miller
Director: Lisa Ruzyck
Director: Karl Katt

Office Staff

Stacie Ciesynski, General Manager
info@vistashoa.com
Kimberly Simpson, Compliance Officer
complaints@vistashoa.com
Elaine Cain, Administrative Assistant
vhoa@vistashoa.com

Web Site: <https://www.vistashoa.com>

Office Information: 1281 Terminal Way, #124
Reno, NV 89502
Monday - Friday 9:00 am - 5:00 pm
Tel: (775) 786-0500
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HOA COLLECTION POLICY AND MILITARY VERIFICATION FORM

Senate Bill 33 was signed by Governor Sandoval on May 29, 2017, The Bill significantly amended the HOA's procedures to collect delinquent assessments in order to protect service members and their dependents. Enclosed is the Collection Policy which includes a Military Verification Form that needs to be completed by all homeowners, regardless of military service. Please complete a form for each individual listed on the deed to the property. Section 5 of the Collection Policy outlines the procedure the Association will follow when a homeowner becomes 60 days or more past due on assessments to verify whether a unit's owner or his or her successor in interest is entitled to the protections of SB 33. All costs associated with this process will be charged to the delinquent homeowner.

If you have any questions, please contact the association office at 775-786-0500.

The staff and Board members would like to extend our gratitude to all of you that have served or are now serving in the military!



<https://www.vistashoa.com>

The Association website has recently been updated. You now are able to submit complaints, correction response, owner information, and electronic authorization forms via the website. You can also find the Rules and Regulations, CC&R's, By-Laws, Articles of Incorporation, meeting minutes and newsletters on the website.

The association will be implementing new software in 2019. There will also be a portal where homeowners can login to see their account, ACC approvals and compliance issues. More information on the new software will be included in the next mailing.

