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# RIO VISTA COMMUNITY

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Volume 2, Issue 3

December 2016

## DECEMBER 2016

### BAKERSFIELD EVENTS

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| Thursday<br><i>1st</i>  | <b>Bakersfield Christmas Parade</b><br>6 p.m. – 9 p.m.   Downtown Bakersfield,<br>22nd and L Street             |
| Saturday<br><i>3rd</i>  | <b>Breakfast with Santa</b><br>8 a.m. – 10 a.m.   Applebee's, 9000 Ming Avenue                                  |
| Saturday<br><i>3rd</i>  | <b>Tehachapi Christmas Parade &amp; Tree Lighting</b><br>5:30 p.m.   Historic Downtown Tehachapi,<br>"F" Street |
| Sunday<br><i>4th</i>    | <b>Craft Fair</b><br>9 a.m. – 2 p.m.   The Park at Riverwalk,<br>11298 Stockdale Highway                        |
| Saturday<br><i>10th</i> | <b>NOR Christmas Parade</b><br>10 a.m.   North Chester Avenue   |
| Thursday<br><i>22nd</i> | <b>"Rudolph the Red-Nosed Reindeer"</b><br>7:30 p.m.   Rabobank Arena, 1001 Truxtun<br>Avenue                   |
| Saturday<br><i>31st</i> | <b>New Years Eve Masquerade 2017</b><br>9 p.m.   The Padre Hotel, 1702 18th Street                              |

## Assessment Billing

The Board of Directors approved the 2017 Pro Forma Operating Budget. The Regular Assessment for 2017 shall remain at \$100.00 per month. Assessments are due on the first (1<sup>st</sup>) day of each month. Billing will be sent monthly on the 1st of the month unless the 1st falls on a weekend or holiday, then the billing will be mailed on the first weekday prior to the weekend or holiday. Payment is due on the 1st of each month regardless of receipt of monthly invoice, and will be considered past due on the 16th of each month; late charges will be assessed accordingly. Please indicate the invoice number on your check to ensure accurate and expedited posting of your payment to your account.

*Happy Holidays!*

## Owner Requirement

You are hereby notified pursuant to California Civil Code § 4041 (new, effective January 1, 2017), to provide an annual update to your contact information and property status. More specifically, your address or addresses to which notices from RVCA are to be delivered; an alternate or secondary address to which notices from RVCA are to be delivered; the name and address of your legal representative, if any, including any person with power of attorney or other person who can be contacted in the event of your extended absence; and the status of your property, such as whether you are the owner-occupier, the property is rented out, the parcel is developed yet vacant, or if the parcel is undeveloped land.

## Annual Disclosures

Homeowners will receive the Association's 2017 Annual Disclosures with December's monthly billing. This information informs homeowners of the operating budget for the coming fiscal year as well as information on collection procedures, insurance disclosures and documents that are available to each homeowner.

## Tune in and Tune up

Have you owned your car for 6 months? Does your car fail emissions testing? If so, please join Valley CAN and the San Joaquin Valley Air Pollution Control District for a FREE emissions test and diagnostic inspection on Saturday, December 10, 2016, 8 a.m. to 12 p.m. (no entry before 6:30 a.m.); located at Kern County Fairgrounds, 1142 South "P" Street (South "P" Street Parking Lot). If your car fails our test, you may receive a voucher for free smog repairs! Please expect a 2+ hour wait. This event only provides emissions screenings. No smog certificates will be issued. FREE food & drinks start at 8 a.m. (while supplies last). The first 525 vehicles that qualify after the free emissions test will receive a \$500 voucher for repairs at a participating STAR smog shop.

(Source: <http://valleyair.org/grants/documents/pass/2016/Full-Color-English-BA-12.10.pdf>)

**LEGAL NOTICE:** The inclusion of a reference to Third Party Products and Services in this publication does not imply endorsement by RVCA of the Third Party Products and Services or the third party in any way.

*We are wishing you and your families all the joys of the holiday season and health, happiness, and success throughout the coming year.*

## CONTACT INFORMATION

### 2016 Board of Directors

Fred Wiley, President

[fwiley@orba.biz](mailto:fwiley@orba.biz)

Raj Doshi, Vice President and Chief Financial Officer

[4rajudoshi@gmail.com](mailto:4rajudoshi@gmail.com)

Phil Crosby, Secretary

[crosby110@hotmail.com](mailto:crosby110@hotmail.com)

Craig Michaud, Member at Large

[craig@trailercompany.com](mailto:craig@trailercompany.com)

Fifth Board Seat – Vacant

### Community Association Manager

Mario Valenzuela

(661) 456-9436

[mario@hoacity.com](mailto:mario@hoacity.com)

### Assistant Association Manager

Sarah Resa

(888) 495-2316, extension 102

[sarah@hoacity.com](mailto:sarah@hoacity.com)

### HOA Management Solutions, Inc.

Post Office Box 12710

Bakersfield, California 93389-2710

(888) 495-2316

[www.hoacity.com](http://www.hoacity.com)

[rvca@hoacity.com](mailto:rvca@hoacity.com)

### Online Resources

Governing documents including CC&Rs, Bylaws, Articles, Meeting Agendas, and Minutes are available for instant viewing at [www.hoacity.com/rvca](http://www.hoacity.com/rvca)

Acrobat Reader must be installed to view these documents.

Newsletter created by

HOA Management Solutions, Inc.

## Board of Directors Meetings

Monthly notice of meetings will be provided through the community newsletter in addition to agendas being available online at least four days prior to the meeting on the [www.hoacity.com/rvca](http://www.hoacity.com/rvca) webpage. All meetings are currently scheduled for 6:00 p.m. and are generally held at Rio Bravo Country Club, 15200 Casa Club Drive, Bakersfield, California 93306, or the offices of Management. Meetings consist of Agenda review, roll call, prior meeting minutes approval; New Business, including new items, open floor, and next meeting date; Financial & Accounting, including financial summary, bank account reconciliations, financial reports, outgoing funds, and other financial activity; Regular and Ongoing Business, including operational items, roadway maintenance, landscape maintenance, board education, summary of prior executive session; followed by Adjournment. Executive Sessions are held at 5:30 p.m. preceding the Board meeting.

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### Upcoming Meeting Date

*Continued* - Officer Election & Reduced Session Meeting

*Tuesday, December 20, 2016 | 4:30 p.m.*

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## Open Forum

The Board of Directors welcome homeowner attendance at the Board meetings, to observe business matters that occur involving the Association. In order to give you an opportunity to address the Board, and in accordance with California Civil Code, the Board has allotted a period of time at the beginning of each Board meeting (Open Forum), and if time permits, a similar forum will be conducted at the end of each meeting.

Maintenance related items are to be directed to HOA Management Solutions Inc., by calling or writing (Open Forum is not the most efficient channel to report maintenance concerns).

If you would like an item to be on a future agenda for consideration by the Board for a decision, please submit your request or suggestion in writing at least a month prior to the upcoming meeting. If you only want to verbally address the Board, without their making a decision at the meeting, your written input can be received up until the day prior to the Board meeting. (Note: The Board may be unable to make decisions on items until they have conducted the appropriate research and have had time to consider their results.)