
RIO VISTA COMMUNITY

Volume 1, Issue 12

September 2016

Assessment Billing

RVCA has a MONTHLY billing cycle; assessments are due on the first (1st) day of each month. Accounts become delinquent after fifteen (15) days past due, and will be assessed late charges accordingly. Please indicate the invoice number on your check to ensure accurate and expedited posting of your payment to your account.

BAKERSFIELD EVENTS

SEPTEMBER 2016

Friday <i>2nd</i>	You're A Good Man Charlie Brown 8 p.m. – 10 p.m. The Empty Space, 706 Oak Street
Sat. – Sun. <i>3rd - 4th</i>	Central Coast Gun Show & Sale 9 a.m. – 5 p.m. Kern County Fairgrounds, Building #3, 1142 South "P" Street
Friday <i>9th</i>	The Beach Boys 8 p.m. Bright House Amphitheatre, 11200 Stockdale Highway
Fri. – Sun. <i>9th- 11th</i>	Ringling Bros. and Barnum & Bailey Circus 7 p.m. Rabobank Arena, 1001 Truxtun Avenue
Saturday <i>10th</i>	Village Fest 2016 6 p.m. Kern County Museum, 3801 Chester Avenue
Sunday <i>11th</i>	Viva Mexico Festival 6 p.m. Kern County Fairgrounds Budweiser Pavilion, 1142 South "P" Street

Watering Suggestions

Water runoff from over-irrigating your landscape is a serious problem. **Please**, for the sake of your community, monitor your watering times closely. The best time to water yards is between the evening and early morning hours. Irrigating landscaping during the day may cause losses of up to 30 percent due to evaporation. So, not only is this wasted money, but you're not doing your landscape any favors by watering during such time.

PER CAL WATER: NO WATERING 9 A.M. – 6 P.M.

Association Management

Our management company works on behalf of our Board of Directors to oversee the operational issues that our association must deal with on a daily basis.

One of the most important roles that our management company has is to act as the communication liaison between you, the homeowner, and the Board.

If you have any association related questions or have an issue that you would like the Board to address, please take advantage of our management company's desire to assist you and contact them. It is always more effective if your concerns are communicated in writing and not submitted anonymously. That way there is a written record of your concern and you can be updated on the progress in resolving or addressing it.

Community Inspections

Residents may notice agents of the Management Company conducting monthly inspections of common areas and individual lots. Once the inspections have been completed, homeowners will receive notice addressing any deficiencies observed, with corrective action and completion date noted. Failure to appropriately address corrective actions may result in additional action per Association rules.

Non-compliance Notices

HOA Management Solutions, Inc. acknowledges recent non-compliance notices concerning brown spots and / or dying lawns that were addressed to various homeowners of the Rio Vista Community. Owners are encouraged to meet with Board members by attending board meetings or requesting a private meeting to find mutual solutions that allow Rio Vista Community to maintain its character, and thus, property values. Non-compliance notices are intended to bring attention to the observed deficiencies and recommended corrective actions, (i.e. watering on a consistent basis – not to be confused with OVER WATERING). We recommend following your community's water schedule as provided by Cal Water:

ODD RESIDENCES: TUES / THURS / SAT
EVEN RESIDENCES: SUN/ WED / FRI

CONTACT INFORMATION

2016 Board of Directors

Fred Wiley, President

fwiley@orba.biz

Raj Doshi, Vice President and Chief Financial Officer

4rajudoshi@gmail.com

Phil Crosby, Secretary

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Craig Michaud, Member at Large

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Fifth Board Seat – Vacant

Community Association Manager

Mario Valenzuela

(661) 456-9436

mario@hoacity.com

Assistant Association Manager

Sarah Resa

(888) 495-2316, extension 102

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HOA Management Solutions, Inc.

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Bakersfield, California 93389-2710

(888) 495-2316

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Online Resources

Governing documents including CC&Rs, Bylaws, Articles, Meeting Agendas, and Minutes are available

for instant viewing at 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 website. All meetings are currently scheduled for 6:00 p.m. at Rio Bravo Country Club, located at 15200 Casa Club Drive, Bakersfield, CA 93306 and are as the following: Commencement of meeting, including 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; and Adjournment. Executive Sessions are held at 5:30 p.m. preceding the Board meeting.

Upcoming Meeting Date

Annual Election & Board Meeting

Tuesday, September 27, 2016

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., Post Office Box 12710, Bakersfield, CA 93389-2710, (661) 456-9436 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.)

Prohibited uses of water adopted by the State continue to be in effect.

Visit www.calwater.com/drought for a list of restrictions and tools available to help Cal Water customers reduce their water use.