
RIO VISTA COMMUNITY

Volume 1, Issue 9

June 2016

Architectural Improvements

The objective of the Landscape/Design Review Committee is to facilitate the evaluation of proposed improvements for each residence in order to assure and promote a cohesive improvement program which will benefit and enhance the quality of living for each individual family.

Sensitivity to the privacy of each resident regarding visibility, noise, odor, vegetation infringement, night lighting, security, hazardous situations, child-proofing, animal control, etc., will be thoroughly evaluated.

Each proposed Landscape Improvement program must first comply with any and all CC&R requirements, as agreed, as well as local codes and ordinances. Approval by the Association does not, however, constitute a representation or warranty by the Association that the proposed improvements comply with local codes and ordinances.

These Landscape Improvement Requirements are in no way an attempt to dictate the character of the design program, but rather to assure that the design program takes into consideration any obstructions and/or adverse effects to surrounding neighbors.

No structural alterations or modifications to the exterior of residences are permitted without the prior written consent of the Design Review Committee (DRC) as provided in the Association's CC&Rs.

For any improvement projects you may be anticipating for your property, please refer to the Community Handbook for more detailed descriptions and further restrictions. The handbook is available online for instant access at www.hoacity.com/rvca.

Keep in mind, improvements can include, but are not limited to, Mechanical and Solar Energy Plans, Fences and Walls, Door and Window Coverings, Garage Doors, Exterior Lighting, Patio Covers, Gazebos, Trellis and Sundecks, Balcony, Open Porch, Exterior Stairs, Awnings, Playground Equipment, Flagpoles, Exterior Landscaping and Water Features.

All architectural improvements must first be submitted to the Design Review Committee for approval. The Architectural Request and Neighbor Notification forms are also available on the website.

PLEASE BE MINDFUL OF THE POSTED SPEED LIMIT SIGNS, NOT ONLY IN THE RIO VISTA COMMUNITY, BUT ALSO IN THE SURROUNDING COMMUNITIES.

BAKERSFIELD EVENTS

JUNE 2016

Thursday <i>2nd</i>	Little Fingers, Big Hearts Paint Night 5:30 p.m. - 7 p.m. Bakersfield Art Center, 1607 19th Street
Saturday <i>4th</i>	Bakersfield Collector-Con 10 a.m. - 5 p.m. Kern County Fairgrounds, 1142 South 'P' Street
Friday <i>10th</i>	JDRF 7th Annual Beer & Wine Fest 7 p.m. - 11 p.m. Bakersfield Museum of Art, 1930 'R' Street
Friday <i>17th</i>	Mariachi Festival 8:30 p.m. Rabobank Arena, 1001 Truxtun Avenue
Saturday <i>25th</i>	Living History Day at the Museum 10 a.m. - 5 p.m. Kern County Museum, 3801 Chester Avenue

Community Reminders

The Board of Directors remind Community Owners, trees installed by original builder shall be maintained, in good, neat, attractive, healthy and thriving condition and repair, in accordance with the applicable Maintenance Requirements, and Design Guidelines. Corrective and preventive action should be immediately taken for trees with invasive surface root systems not only because the roots could damage the foundation but also for aesthetic reasons. Choose slower growing species with less aggressive root systems to minimize damage to turf, driveways, sidewalks, walls and sewer lines.

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 accordingly. Please indicate the invoice number on your check to ensure accurate and expedited posting of your payment to your account.

CONTACT INFORMATION

2016 Board of Directors

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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. 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 a week 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.

Upcoming Meeting Date

Tuesday, July 26, 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.)

