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# RIO VISTA COMMUNITY

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Volume 2, Issue 5

March 2017

## 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

*Tuesday, March 28, 2017 | 6 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.)

## 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 1<sup>st</sup> of the month unless the 1<sup>st</sup> 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 1<sup>st</sup> of each month regardless of receipt of monthly invoice, and will be considered past due on the 16<sup>th</sup> 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.

## MARCH 2017

### BAKERSFIELD EVENTS

- Thur. – Sun.  
*2nd – 5th*      **Good Vibrations Motorsports March Meet**  
9 a.m. – 5:30 p.m. | Auto Club Famosa Raceway, 33559 Famosa Road, McFarland
- Sat. – Sun.  
*4th – 5th*      **Bakersfield Model Train Show**  
10 a.m. – 5 p.m. | Kern County Fairgrounds
- Fri. – Sun.  
*10th – 12th*      **The Fred Hall Central Valley Sports Show**  
3/10 10 a.m. – 7 p.m.; 3/11 10 a.m. – 7 p.m.; 3/12 10 a.m. – 5 p.m. | Kern County Fairgrounds
- Saturday  
*11th*      **4<sup>th</sup> Annual Nature Festival**  
10 a.m. – 4 p.m. | Wind Wolves Preserve, 16019 Maricopa Highway, Bakersfield
- Saturday  
*11th*      **Michelada Madness**  
1 p.m. – 5 p.m. | Mercado Latino, 2105 Edison Highway
- Sat. – Sun.  
*11th – 12th*      **Collectors Showcase Antique Show**  
10 a.m. – 6 p.m. | Hodel's Kern Rooms, 5917 Knudsen Drive
- Sat. – Sun.  
*25th – 26th*      **Central Coast Gun Show and Sale**  
3/25 9 a.m. – 5 p.m.; 3/26 9 a.m. – 4 p.m. | Kern County Fairgrounds

**WATER HEATER MAINTENANCE: WHAT YOU SHOULD KNOW** *page 2*

## CONTACT INFORMATION

### 2017 Board of Directors

Fred Wiley, President

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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)

Benjamin Adams, Member at Large

Fifth Board Seat – Vacant (to be filled by appointment)

### Community Association Manager

Mario Valenzuela

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### Assistant Association Manager

Sarah Resa

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### HOA Management Solutions, Inc.

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[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.

## Water Heater Maintenance

Have you noticed a black scum forming on your water tap, shower heads or under the rim of your toilets? If so, California Water Services determines the cause is sediment in your water heater; the solution is to flush your water heater.

You should flush water heater once every 6 months. If your local water is harder or contains more minerals, you may need to do so on a more frequent basis. At a minimum, drain 1 to 2 gallons of water from the drain valve monthly.

Referenced below is a link to Bradford White Defender water heaters that outlines the process. It is likely that all of the homes in our community have this water heater, however if you have a different model or manufacturer, contact the manufacturer's website and research instructions for flushing your water heater.

Some useful information not indicated on the website instructions:

- ❖ A garden hose will attach to the water heater's drain and stretched onto your driveway or gutter. Water will be hot, be cautious of children and pets.
- ❖ Since there is no water pressure when draining the water heater you have to remove obstructions from the flow of the water. Make sure there aren't upward loops or kinks in the hose. A small kink will affect the flow significantly.
- ❖ The flushing should take 20 to 30 minutes.
- ❖ Once the water heater pilot light is re-lit and the burner activated, it should take about 30 minutes to re-heat the water in the tank.

A little preventive maintenance can significantly extend the life of your water heater. It can also help you reduce the amount of energy required to meet your hot water needs. Save money and make your home safer by performing this periodic water heater maintenance task or by having a professional complete it for you. We hope this information is helpful to our homeowners.

<http://www.bradfordwhite.com/support-service-faqs-system-maintenance>

**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.