
RIO VISTA COMMUNITY

Volume 3, Issue 3

January 2018

UPCOMING BOARD MEETING DATE: TUESDAY, JANUARY 30, 2018, 6 P.M.

RIO BRAVO COUNTRY CLUB, 15200 CASA CLUB DRIVE, BAKERSFIELD 93306

Assessment Billing

The Board of Directors approved the 2018 Pro Forma Operating Budget. **The Regular Assessment for 2018 shall remain at \$100.00 per 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.

What is a Community Association?

Some residents think homeowners and condominium associations (generally called community associations) exist just to tell them what to do – or not do. The association is more like a housing management or service-delivery organization that provides three types of services to all residents --- owners and renters alike.

- Community services – these can include securing trash collection, publishing newsletters, orientating new owners, holding community-wide information meetings, and scheduling recreational and social functions.
- Governance services – these can include ensuring that residents are complying with the Association’s governing documents, that the Association is adhering to local, state, and federal statutes, enforcing community rules and policies, administering design review policies and recruiting new volunteer leaders.

Continues next section

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 at <http://www.hoacity.com/rvca>.

Homeowners are encouraged to attend any meeting. All meetings are tentatively scheduled for 6 p.m.; meeting locations are subject to change from either Rio Bravo Country Club, or the offices of Management, 1430 Truxtun Avenue, Fifth Floor, Bakersfield, California 93301.

Holiday Decorations

All decorations are permitted up to 15 days prior to the holiday and must be removed within 10 days after the holiday. All decorations celebrating holidays in December and January must be removed by January 10th each year.

What is a Community Association? - Continued

- Business services – these can include operating the common property efficiently, bidding maintenance work competitively, investing reserve funds wisely, developing long-range plans, and equitably and efficiently collecting assessments.

Providing these services requires good management (whether carried out by a professional manager or a self-managing board of homeowners), strong planning and organization, and carefully monitoring the Association’s affairs. It isn’t easy, however, by fairly and effectively delivering these services, community associations protect and enhance the value of individual homes and lenders’ interests in those homes.

2018 BOARD OF DIRECTORS

President

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Vice President and Chief Financial Officer

Raj Doshi

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Secretary

Phil Crosby

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Member at Large

Jeff Thompson

Member at Large

Vacant

Community Association Manager

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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.

Important Community Reminders

(CC&R's XI) **Animals 11.5** – Animals belonging to Owners, occupants or their licensees, tenants or invitees within the Property must be either kept within an enclosure, an enclosed balcony or on a leash held by a person capable of controlling the animal. Furthermore, any Owner shall be liable to each and all remaining Owners, their families, guests and invitees, for unreasonable noise or damage to person or property caused by any animals brought or kept upon the Covered Property by such Owner or by members of his family, his or her tenants or his or her guests. It shall be the duty and responsibility of each Owner to clean up after such animals which have used any portion of the Property or on any public street abutting or visible from the Property.

(CC&R's XI) **Unightly Items 11.8** – All weeds, rubbish, debris, or unsightly material or objects or any kind shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. All clotheslines, refuse containers, trash cans, woodpiles, storage areas, machinery and equipment shall be prohibited upon any Lot unless obscured from view of adjoining streets or portions of the Covered Property from a height of six (6) feet or less. Any fence or screen required by this Section shall comply with any standards established pursuant to the Article entitled *Architectural Control* of this Declaration as to size, color, or other qualification for permitted fences or screens.

Please keep in mind, monthly inspections of common areas and individual lots may result in notice being given addressing any deficiencies observed, with corrective action and completion date noted.

(Community Handbook, Page 5) **Parking and Vehicular Restrictions** – Owners and guests should adhere to the 15 mph speed limit when driving through the community, (adopted on 11/16/11).