
RIO VISTA COMMUNITY

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Rules and Responsibilities

As assessment-paying members of our community, we are entitled to certain rights and – in return – we have certain responsibilities.

Homeowners have the *right* to:

- Participate in governing the community association by attending meetings, serving on committees and standing for election.
- Access appropriate association books and records.
- Live in a community where the property is maintained according to established standards.
- Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
- Receive all documents that address rules and regulations governing the community association – if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
- Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.
- A responsive and competent community.

In turn, homeowners have the *responsibility* to:

- Read and comply with the governing documents of the community.
- Maintain their properties according to established standards.

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Rules and Responsibilities - Continued

- Treat association leaders honestly and with respect.
- Vote in community elections and on other issues.
- Pay association assessments and charges on time.
- Contact association leaders or managers, if necessary, to discuss financial obligations and alternate payment arrangements.
- Request reconsideration of material decisions that personally affect them.
- Provide current contact information to association leaders or managers to help ensure they receive information from the community.
- Ensure that those who reside on their property – tenants, guests or family members – adhere to all rules and regulations.

Neighborhood Safety

The Bakersfield Police Department reminds members of the community of the various programs the department has, which encourages networking amongst neighbors to help identify and prevent crime from occurring in our neighborhoods. The Bakersfield Police Department is committed to keeping our neighborhoods safe and would encourage community members to call the police department as opposed to taking matters into your own hands. Please contact the BPD Community Relations Unit at (661) 326-3053 if you have any questions about the programs or services they offer. Call the BPD if you observe any suspicious behavior, or crimes taking place in your neighborhood.

Source: https://nextdoor.com/news_feed/?post=75584225

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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.

Curbside Bulky Pick Up Program

City of Bakersfield provides this program to properly dispose of furniture, major appliances, and other bulky items. This program is covered by basic refuse fees for homeowners, and renters living in a single-family home, duplex, triplex, or four-plex.

The program allows two bulky items to be picked up curbside once every three months by appointment. To schedule an appointment, call (661) 326-3114.

Source:

http://www.bakersfieldcity.us/gov/depts/public_works/garbage_recycling/home_services.htm

Reporting Violations

Except in those cases where a violation is visually verified (i.e. storage of garbage containers, unauthorized architectural improvements, recreation vehicle storage in driveways, etc.), concerned homeowners may report a violation in writing and the complaint must be signed by a minimum of two (2) separate Lot owners.

Anonymous letters or complaints will not be acted upon, unless the violation can be visually verified by way of an inspection of the property. Additionally, while the Board of Directors will not routinely provide the identity of the homeowners alleging the violation, it does not guarantee the name will remain anonymous or have any duty to protect the privacy of such complaints.

In the case of such complaints that may be difficult to verify, the homeowners alleging the complaint should be prepared to come before the Board of Directors to discuss their claims, should the matter come into dispute.

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