
RIO VISTA COMMUNITY

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Parking and Vehicular Restrictions

Per the Community Rules, “Owners may not park or keep or store on any part of property, street, (public or private), or driveway any prohibited vehicle, except for brief periods of loading, and unloading, making deliveries or emergency repair”.

PROHIBITED VEHICLES are defined as the following:

- a. Recreational vehicles (e.g. motor homes, travel trailers, camper vans and boats;
- b. Buses or vans exceeding 8’ in height and 18’ in length;
- c. Trailers, Aircraft, Boats;
- d. Inoperable vehicles or parts of vehicles.

Owners may park a non-commercial prohibited vehicle listed above for a period not to exceed 48 consecutive hours for cleaning, loading, and unloading. Owners may not exceed 120 hours in any calendar month for cleaning, loading, and unloading of non-commercial recreational vehicles.

Furthermore, on street parking is prohibited, except for the vehicles parking pursuant to the short-term parking exception listed above. Vehicles of all residents, guests, and invitees shall be parked in garages, on residential driveways on the Lot or in other designated parking areas.

Owners and guests should adhere to the 15-mph speed limit when driving through the community. Owners are responsible for assuring that their guests abide by the parking restrictions.

Any Owner parked in violation of these rules may be subject to immediate tow away at vehicle Owner’s expense.

Important Community Reminders

Per the Community CC&Rs, Article XI - Use Restrictions, section 11.6, Animals: “Animals belonging to Owners, occupants or their licensees, tenants or invitees within the Property must be 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 any 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”.

Per the Community CC&Rs, Article XI - Use Restrictions, section 11.15, Trash Storage: “No rubbish or debris of any kind shall be placed or permitted to accumulate anywhere within the Covered Property, except in sanitary containers located in appropriate areas screened from view, and no odor shall be permitted to arise therefrom so as to render the Covered Property or any portion thereof unsanitary, or offensive from any public or private street or from any other Lot in the vicinity thereof or to its occupants. Trash containers shall be exposed to view only when set out for a reasonable period (not to exceed twenty-four (24) hours) before and after scheduled trash collection hours. Each Owner shall comply with any recycling or waste management programs of the City.”

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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.

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 must 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.

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>

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