
RIO VISTA COMMUNITY

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Reporting Crime/Non-Emergency

Owners and residents are reminded to file a police report if you have been a victim of theft in the community. In addition, please notify the guard station by calling (661) 871-5613.

Multiple thefts were reported recently, however, some Owners/residents may not report the incident for multiple reasons. Individuals are encouraged to report any crime, non-emergency, so appropriate precautions may be taken; for emergencies, dial 9-1-1.

Always keep your home's doors and windows locked when you go to bed or leave your house, even if you are leaving for a short period.

Secure all lawn and gardening equipment in your garage or a storage shed and keep your garage doors closed at all times (even when you're doing work around the house).

Always remember to close your car windows, take any valuables out of your car, and lock the doors every time you exit your vehicle, even if your vehicle is parked in your driveway. Also, remember to remove your garage door remotes.

Get to know your neighbors. Let a trusted neighbor know if you are planning to take a trip or leave for a day-long activity. Neighbors who know each other look out for each other!

Also, remember to save your social media posts about your trip until AFTER you return home.

Source: Bakersfield Police Department, Community Relations, Spring Crime Prevention Tips

Community Curb Appeal

Every HOA has rules that are formulated to preserve the appearance of the community, protect the value of our common property and our individual homes, and make our neighborhood more harmonious for all of us. So, it's important to know the Community Wide Standards and do our best to abide by them. For those who keep their lots well maintained and developed, the Association thanks you for your patronage, initiative and good examples.

Some of the basic Community Wide Standards are referenced below. The full Community Wide Standards and design guideline documents can be found at <http://www.hoacity.com/rvca>.

Exterior Paint

Paint is a quick and easy way to keep your property looking fresh, new and clean. It will also protect against corrosion, weathering and insects. Owners are encouraged to assess their properties, specifically fascia and other trim areas for paint touch ups.

Landscaping

Landscaping is extremely important to our community's curb appeal. Please remove dead plants, and branches. Keep trees and bushes pruned, and yards free of leaves, debris, and weeds.

Driveways and Sidewalks

Please repair cracks, pitted or flaking surfaces and other concrete issues. Remove weeds from sidewalk joints and debris from driveways and sidewalks. Do not use driveways for storage or auto repairs.

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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.

Community Curb Appeal – Continued

Garbage and Recycling Reciprocals

Garbage and recycling bins must be removed from sidewalks and driveways on non-pickup days and stored out of sight from street (i.e., in the garage or backyard).

Parking

Parking in garages and driveways is encouraged! Parking in the street is not.

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. Failure to appropriately address corrective actions may result in disciplinary action per Association rules.

Architectural Improvements

No structural alterations or modifications to residence exteriors are permitted without the prior written consent of the Design Review Committee (DRC) as provided in the Association's CC&Rs. The architectural procedures are set forth in detail with the ARCHITECTURAL REQUEST FORM and are available online at <http://www.hoacity.com/rvca> or by written request.

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.