
RIO VISTA COMMUNITY

Volume 3, Issue 8

June 2018

Community Initiatives

Residents may notice agents of the Management Company conducting monthly inspections of common areas and individual lots. Once inspections have been completed, homeowners will receive notice addressing any deficiencies observed, with corrective action and completion date noted. Failure to appropriately address corrective actions may result in additional action per Association rules.

REMEMBER, a compliance letter is designed to make you aware of a compliance issue, and in most cases, it takes a few steps to resolve the compliance issue.

Most frequent rule violations are:

EXTERIOR IMPROVEMENTS – No structural alterations or modifications to the exterior of residences are permitted without the prior written consent of the Design Review Committee (“DRC”) as provided in the Association’s governing documents. Keep in mind, improvements can include, but are not limited to, Mechanical and Solar Energy Plans, Fences and Walls, Door and Window Coverings, Garage Doors, Exterior Lighting, Patio Covers, Gazebos, Trellis and Sundecks, Balcony, Open Porch, Exterior Stairs, Awnings, Playground Equipment, Flagpoles, Exterior Landscaping and Water Features.

MAINTENANCE AND REPAIR – Each Owner shall maintain, in good and attractive condition and repair and adequately painted and finished, and consistent with applicable local ordinances, all Improvements located upon or within such Owner’s Lot. Owners are encouraged to assess their properties, specifically garage doors, stucco, fascia and other trim areas for paint touch ups.

LANDSCAPING – Each Owner shall install, and thereafter maintain, in good, neat, attractive, healthy and thriving condition and repair (and free of weeds, trash, and/or debris), yard landscaping and drainage and irrigation improvements on such Owner’s Lot. Each Owners of Lots which abut the Golf Course must maintain the slope conditions of their Lot in a neat, clean, safe and attractive condition at all times. Landscaping is extremely important to our community’s curb appeal!

PARKING – Owners may not park, keep or store on any part of property, street (public or private), or driveway any prohibited vehicle, except for brief periods for loading, unloading, making deliveries or emergency repairs. On street parking overnight is strictly prohibited, except for the vehicles parking pursuant to the short-term parking exception listed above. There shall be no parking in the driveways if the Owner’s garage is not being utilized to the maximum designed capacity for the parking of authorized vehicles, or if to do so obstructs traffic flow, constitutes a nuisance, violates the Association’s Rules, or otherwise creates a safety hazard. Any Owner parked in violation of this rule may be subject to immediate tow away at vehicle Owner’s expense.

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. 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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2018 BOARD OF DIRECTORS

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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.

NUISANCE – No noxious, hazardous or offensive trade or activity shall be carried on upon any Lot, or any part of the Covered Property nor shall anything be done thereon which may be, or may become, an annoyance, nuisance or danger to the neighborhood, or which shall in any way interfere with the quiet enjoyment of each of the Owners of his respective Lot, or which shall in any way increase the rate of insurance. Without limiting the foregoing provisions, no exterior speakers, horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes), live bands, noisy or smoky vehicles, large or noisy power equipment or tools, off-road motor vehicles or other items which may unreasonably disturb other Owners, or their tenants or guests, shall be located, used or placed on any portion of the Covered Property without the prior written approval of the Board.

TENTS, SHEDS, OR SIMILAR STRUCTURES – Except for temporary uses related to a special event approved by the Board, no structure of a temporary character, trailer, basement, tent, shack, barn, storage building or shed or other outbuilding shall hereafter be used on any Lot at any time, either temporarily or permanently.

UNSIGHTLY ITEMS – All weeds, rubbish, debris, or unsightly material or objects of any kind shall be regularly removed from the Lots and shall not be allowed to accumulate thereon. All clothesline, 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 CC&Rs Article entitled *Architectural Control* of this Declaration as to size, color or other qualification for permitted fences or screens.

Please visit www.hoacity.com/rvca for further information on General Rules, Architectural Procedures and Forms, and Design Review Guidelines.