
RIO VISTA COMMUNITY

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Annual Disclosures

Homeowners can anticipate receiving the Association's 2019 Annual Disclosures by 12/1/2018. This packet informs homeowners of the operating budget for the coming fiscal year as well as information on collection procedures, insurance disclosures and documents that are available to each homeowner.

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.

Rules and Responsibilities

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

Architectural Improvements

The objective of the Landscape/Design Review Committee is to facilitate the evaluation of proposed improvements for each residence to assure and promote a cohesive improvement program which will benefit and enhance the quality of living for each individual family.

Sensitivity to the privacy of each resident regarding visibility, noise, odor, vegetation infringement, night lighting, security, hazardous situations, child-proofing, animal control, etc., will be thoroughly evaluated.

Each proposed Landscape Improvement program must first comply with all CC&R requirements, as agreed, as well as local codes and ordinances. Approval by the Association does not, however, constitute a representation or warranty by the Association that the proposed improvements comply with local codes and ordinances.

These Landscape Improvement Requirements are in no way an attempt to dictate the character of the design program, but rather to assure that the design program takes into consideration any obstructions and/or adverse effects to surrounding neighbors.

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 CC&Rs.

For any improvement projects you may be anticipating for your property, please refer to the Community Handbook for more detailed descriptions and further restrictions. The handbook is available online for instant access at www.hoacity.com/rvca.

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Rules and Responsibilities - Continued

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.
- 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.

2018 BOARD OF DIRECTORS

President

Fred Wiley

fwiley@orba.biz

Vice President

Phil Crosby

crosby110@hotmail.com

Secretary

Jeff Thompson

Chief Financial Officer

Raj Doshi

4rajudoshi@gmail.com

Member at Large

Vacant

Community Association Manager

Mario Valenzuela

(661) 456-9436

mario@hoacity.com

Assistant Association Manager

Sarah Resa

(888) 495-2316, extension 102

sarah@hoacity.com

HOA Management Solutions, Inc.

Post Office Box 12710

Bakersfield, California 93389-2710

(888) 495-2316

www.hoacity.com

rvca@hoacity.com

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

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