
RIO VISTA COMMUNITY

Volume 4, Issue 9

November 2019

Assessment Billing

The Board of Directors approved the 2020 Pro Forma Operating Budget. **The Regular Assessment for 2020 shall remain at \$100.00 per month.** Billing will be sent monthly on the 1st of the month unless the 1st falls on a weekend or holiday, then the billing will be mailed on the first weekday prior to the weekend or holiday. Payment is due on the 1st of each month regardless of receipt of monthly invoice and will be considered past due on the 16th of each month.

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

Understanding Board Meeting Conduct

The Board meeting is a meeting of the Directors of a Corporation ("Rio Vista Community Association"). As homeowners, you have a vested interest in your community, and you elected the Board members to take care of those interests.

Continues, next page

Annual Disclosures

Homeowners can anticipate receiving the Association's 2019 Annual Disclosures by 12/1/2019. 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.

Holiday Decorations

Holiday decorations are permitted on your Lot; however, decorations of any type are not permitted in the common area. The common area includes, but is not limited to, landscaping, streets, drives, walkways, fences and any other areas maintained by the Association. Any decorations found in the common area will be removed at the Owner's expense.

All decorations are permitted up to 15 days prior to the holiday and must be removed within 10 days after the holiday. All decorations celebrating holidays in December and January must be removed by January 10th each year.

Community Inspections

Residents may notice agents of the Management Company, conducting monthly inspections of common areas and individual lots.

Once the inspections have been completed, homeowners will receive notice addressing any deficiencies observed, with corrective action and deadline date noted. Failure to appropriately address corrective actions may result in additional action per Association rules.

UPCOMING BOARD MEETING DATE

TUESDAY, NOVEMBER 12, 2019

2019 BOARD OF DIRECTORS

Fred Wiley

fwiley@orba.biz

Phil Crosby

crosby110@hotmail.com

Jeff Thompson

jet1023@yahoo.com

Raj Doshi

4rajudoshi@gmail.com

Craig Michaud

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

HOA Management Solutions, Inc.

Understanding Board Meeting Conduct - Continued

Business matters come before the Board when a motion is made, and seconded. Each motion has a discussion period before votes are taken. This discussion is to take place only between the Board members (and with Management, if needed).

When a vote on a motion is taken, it voted on by the Board members only.

If you would like an item to be considered by the Board to be on a future agenda for a decision, please submit your request or suggestion in writing at least a month prior to the upcoming meeting.

If you only want to verbally address the Board, without their deciding at the meeting, your written input can be received up until the day prior to the Board meeting. The Board may be unable to make decisions on items until they have conducted the appropriate research and have had time to consider their results.

If you are unable to attend a Board meeting, you are always welcome to submit your concern in writing to the Board of Directors via the Management Company. Written requests can be sent via fax, mail, or email. In order to ensure your concerns are appropriately conveyed, all concerns must be in writing and verbal requests will not be accepted.

Community Reminder

The Board of Directors remind Community Owners, trees installed by original builder shall be maintained, in good, neat, attractive, healthy and thriving condition and repair, in accordance with the applicable Maintenance Requirements, and Design Guidelines. Corrective and preventive action should be immediately taken for trees with invasive surface root systems not only because the roots could damage the foundation but also for aesthetic reasons. Choose slower growing species with less aggressive root systems to minimize damage to turf, driveways, sidewalks, walls and sewer lines.