

VISTA PARK VILLAS

CONDOMINIUM ASSOCIATION

August, 2014 Newsletter

WWW.VISTAPARKVILLAS.COM

VISIT US AT: www.vistaparkvillas.com : Get information and forms immediately! You'll be able to find our CC&Rs, Rules & Regulations, Agendas, Minutes, Financial Reports and Contracts, Architectural Request and Owner/Tenant Registration forms. All residents must be registered and copies of leases (amounts redacted) must be provided to the Association to enjoy our amenities. This enables us to contact residents when there are emergencies.

WOOD REPAIR: The website: www.vistaparkvillas.com also provides information about the refurbishment of our buildings. There's been substantial damage to the wood on our buildings exteriors, partially due to prolonged lack of maintenance. Because of limited funds, it will take years for all the buildings to be repaired and painted. All decorative trim will be removed permanently, so no current decorative trim will be repaired and/or replaced until each building is refurbished. It costs \$14k to \$20k for each building and there are 23 buildings!

NURSERY POTS: While we are happy to see residents with the desire to improve the grounds, many plants are in their original nursery pots. Plants aren't meant to stay in nursery pots. **All plants need to be placed in decorative pots within 30 days or they will have to be removed.**

WATER BILLS: Water bills for household water have reached record highs. The last bi-monthly bill was approximately \$8300. That means with the landscaping, bills can reach **over \$60k a year!** To hold costs down please go to the Vista Irrigation Website at: <http://www.vid-h2o.org/conervation/waterconservation.asp>. They offer rebates that will cover the entire cost of a new water saving toilet. Labor costs can be as low as \$60 per toilet.

DUMPSTERS: Please don't put your trash into a dumpster that is so full that the lid doesn't close. Instead, hold the garbage until the next pickup or place it into another dumpster. Leaving lids open keep insects, mice, rats and rodents well fed and reproducing. It also makes it easier for people to pick through the trash!

-OVER-

PROJECTS: Our new 20 year flat roofs and fascia are complete! Our next project is paving. This paving project will start within the next couple of months and we are asking you for your continued patience and cooperation during the projects duration. Make sure you open and read all communications from TMI Management/Vista Park Villas. It will contain important information on parking and access.

GARAGES: Remember garages are meant for cars! Items may be stored in garages, but not so much that the designated numbers of cars can't fit in the space. Garages aren't for living spaces and car repairs aren't allowed in the community, including the garage. Door should be open for egress and ingress only. Keeping doors open give thieves the ability to see what you have and take it!

KEEP OUR CHILDREN SAFE: Madera Lane and Mariposa Court are streets, as well as a parking lot! The streets are very narrow and a street isn't a safe place for children to play. There have been many reports of close calls involving children. We have large areas of grass in the community and a large, beautiful park nearby to play at.