

VISTOSO COMMUNITY

2nd Quarter Newsletter 2019



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A LETTER FROM THE *President*

As this article is being written the thermometer reads 100 and we are fully into AZ summertime. Many of our friends and neighbors have headed to cooler climes for the season, so do them a favor and keep a helpful eye on their home and property for anything unusual.

Items of note and information for all members of Vistoso Community Association include a few highlights from me, with more detail and important things you should know about featured a little deeper in the newsletter. Please take time read the whole thing.

- The Rancho Vistoso Community held its Annual Meeting and Board member election on Thursday March 28, 2019. The Election resulted in **Pat Straney, Les Henson, Sarah Nelson and Dennis Ottley being elected** to the Vistoso Board for a 2-year term. The newly elected members will join existing board members Sheryl Forte, Daniel Seifried and Richard Surowiec as the Rancho Vistoso Community Board of Directors for the 2019/2020 term.
- We are in the final phase of transitioning to First Services – Residential as the HOA management company for our community and are now fully staffed at our Vistoso Community Office, 945 W. Vistoso Highlands Dr. Our local HOA management group is as follows: **General Manager - Lauren Lee, Assistant Community Manager - Trenais Bryant and Admin. Assistant/Inspector - Alexa Byrd.**
- The construction phase of the “Roundabout” at the intersection of La Canada Dr. and Moore Road is scheduled to start soon. We will provide details in our weekly Community Update e-mail blast as the Town of Oro Valley makes them available.
- Be aware a new Paint Pallet was recently approved by the Board of Directors. The new pallet of 24 body colors will be posted on the VCA website for use throughout the Community Association. Remember, if you live in a **sub-association** you still need to work within the colors established by your Sub – HOA Board of Directors.
- Romspen (Golf) Property Update – Representatives from Oro Valley, Golder Ranch Fire and Pima County were invited to the May VCA board meeting to address residents’ questions relative to potential code violations and Health & Safety issues on the mostly abandoned Romspen property in the middle of our community. A good Q & A exchange provided a better understanding of what represents code violations, enforcement actions being taken as well as some insight into where to from here on enforcement. We plan to continue to invite the Government Entities representatives to subsequent VCA board meetings for further updates – stay tuned.
- Going forward, your VCA Board remains committed to be an active part of finding the best possible resolution of the Romspen property issue for all voting members of VCA within the existing guidelines and governing documents of the Vistoso Community Master Association. In support of our commitment, the VCA board recently appointed board member Richard Surowiec as its representative on the Preserve Vistoso Board. Preserve Vistoso is a non-profit organization dedicated to providing community members a voice in the planning and development of the closed Vistoso Golf Club Property. Stay tuned for updates from both Boards as available.

Have a good summer and consider volunteering on one of the VCA committees, it provides you with an opportunity to influence the direction of your community going forward.

Thank you for your support

Pat Straney – President
Vistoso Community Association

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WHAT'S HAPPENING AT VISTOSO

2019 Board Meeting Dates

Board meetings are held on the 4th Thursday of each month with the exception being in November and December.

The 2019 schedule is as follows:

July 25
August 22
September 26
October 24
November – NO MEETING
December 5 – First Thursday of the month

Meetings are held at the Vistoso Community Office located at 945 W Vistoso Highlands Drive at 5:30 PM unless otherwise noted.

Community Website

Your Community Manager provides weekly information on items that impact your community. Please visit the website and sign up for weekly e-mail blasts.

www.ranchovistoso.com

Board of Directors

Pat Straney, President
Dick Surowiec, Vice President
Dennis Ottley, Treasurer
Sarah Nelson, Secretary
Sheryl Forte, Director
Les Henson, Director
Daniel Seifried, Director

FirstService Residential

Vistoso Office Team:

Lauren Lee, General Manager

Direct Line: (520) 354-2727 | Email: lauren.lee@fsresidential.com

Trenais Bryant, Assistant Community Manager

Direct Line: (520) 354-2726 | Email: trenais.bryant@fsresidential.com

Alex Byrd, Administrative Assistant

Direct Line: (520)354-2729 | Email: alexa.byrd@fsresidential.com

Tucson Office: 7616 La Cholla Ave, Tucson AZ

Phone: (520) 219-4520

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Let's Talk Trees by Len Robbins

The reason so many people decide to live and retire here in the Desert Southwest is because of our unrivaled Sonoran Desert. Considered one of the most biologically diverse deserts in the world, it is a special place of beauty and wonder.

When the developers who built our communities gave us guidelines for the vegetation in our yards, they outlined the requirement of two trees per yard. Those requirements were later changed, and now the requirement for trees is all but gone, allowing us to plant Saguaros or Ocotillos as substitutes for a proper tree. Since many people experienced problems with the "stock" trees that were originally planted, it seemed like the right thing to do. Certain tree species simply got too large, and their roots invaded under our walkways, driveways and foundations. And those same trees also made inordinate messes with their pods, leaves and blossoms.

Of course, the law of unintended consequences eventually took effect, and we now are faced with whole sections of our neighborhoods with nothing in their front yards but cacti, succulents and gravel, with hardly a square foot of shade to be had over the entire yard. A quick look at our native desert, and we can easily see that we've inadvertently created an environment that doesn't really look anything like the lovely native desert around us, but rather more like a stark, almost vacant rock and cactus garden. Sure, the tree root and litter problems are gone, and the yard maintenance costs are lower, but what are the other costs, the costs we don't notice so easily?

We lose shade. The temperature on the ground in a shady area can be a whopping 40 degrees cooler than an area out in the sun. Think about how that affects your home's summer cooling costs. The tree from your yard can also shade your neighbor's house, just as your neighbor's tree can provide shade for you.

We lose habitat. A single tree can provide food, habitat and shelter for a myriad of bird and insect species, the airborne residents of our Sonoran Desert. The bird songs fill our air with music, and the daily feeding activities of bird and insect alike help pollinate and propagate the other plants we so much appreciate here in our desert environment.

We lose soil integrity. The roots of a tree not only hold soil in place and help prevent erosion, but they also serve as host to a broad range of bacteria and fungi that give our soil its unique composition. The absence of live roots unbalances the soil's organic composition, making it harder for other plants to sustain life in our otherwise nutritionally challenged soils.

Unfortunately, when trees were first selected, the chosen varieties were typically just these four: Ironwood, Mesquite, Palo Verde, and Sweet Acacia. Sadly, of all the tree species on the community approved list, these four trees are among the worst in terms of litter, root damage, and unwieldy size.

Fortunately, those four tree species are not the only options we can consider having in our yards.

Better Options

A review of the approved trees on the community website (see Design Guidelines in the Rancho Vistoso HOA Forms, <http://ranchovistosohoa.com/hoa-documents-forms>) reveals that we have 33 species of trees to choose from. Amongst those species, at least a dozen are so much easier to care for than those

Let's Talk Trees (cont.)

troublesome trees we know all too well. These "good" trees stay much smaller at maturity (and thus are less expensive to maintain), have much less litter, and don't tend to send out invasive roots that cause structural damage. Just a few examples include:

- Yellow (Mexican) Bird of Paradise



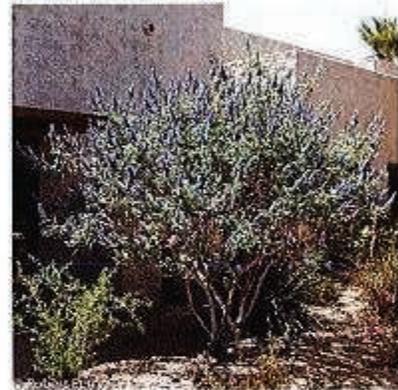
- Texas Ebony



- Desert Willow



- Chaste Tree



Each of these provides shade, habitat, and soil integrity/enhancement, and they don't have the major drawbacks of the ubiquitous Ironwoods, Mesquites, Palo Verdes and Sweet Acacias.

So when your frustration grows with that messy, over-sized tree in your front yard, think about replacing it with a smaller, more easily maintained tree, and consider steering away from denuding your front yard of large vegetation. As beautiful as Saguaros and Ocotillos are, they are not the only components found in a healthy and diverse desert environment like our beautiful Sonoran Desert. Trees not only add life to your yard and enhance your property values, but they help lower your summer cooling bill, as well.

About the author: Len Robbins is a former project manager on environmental engineering projects for the Army Corps of Engineers, the Dept. of Defense, and the USEPA. He is a biologist and a licensed contractor, and is currently President of the Monterey Homes HOA.



**Meet Your Neighbor:
Michael Bilodeau,
President, Preserve Vistoso**



Michael, tell us about Preserve Vistoso?

Preserve Vistoso is a non-profit organization (PreserveVistoso.org) dedicated to providing community members a voice in the planning and development of the Romspen property (former Vistoso Golf Club). Our mission is to explore options to retain the natural beauty and recreational amenities of Ranch Vistoso.

Who are Preserve Vistoso members?

Preserve Vistoso members are over 500 strong and growing daily, with representatives from all neighborhoods in Rancho Vistoso. Our community members are intent on retaining the Romspen property for recreational use, as it is currently zoned. We want to retain the amenity so that Rancho Vistoso residents can continue to enjoy the breathtaking natural beauty of the outdoors, stunning wildlife, and surrounding views. Our Board of Directors is comprised of home owners from 14 neighborhoods in Rancho Vistoso. You can find board members' profiles on the "Our Board - Your Neighbors" page on our website PreserveVistoso.org.

What is the current status of the property?

Romspen, Canada's oldest and largest non-bank mortgage lender, owns the property. Parks Legacy Project (PLP) was unable to reach an agreement to purchase the golf course. Romspen told us that they have hired The Planning Center, an Arizona owned

and operated planning and urban design firm, to assist them in plans to rezone a substantial portion of the property for residential development.

What is Preserve Vistoso's vision for the future of the property?

Realizing some of the challenges golf has been facing in the Oro Valley area and across the country, we decided to explore multiple options in parallel: parks, open space, and responsible development that will help to maintain or increase the appeal of our Rancho Vistoso community.

Preserve Vistoso members believe that our community is best served by converting most or all of the property into a nature preserve and recreational area. The layout of the property lends itself to excellent hiking trails and bike paths. Picnic areas, exercise stations, themed areas (such as hummingbird and cactus gardens) could be included to enhance recreation options. This type of development is consistent with the Oro Valley General Plan and supports the healthy active lifestyle that draws people to Oro Valley.

While still in the early stages, we are confident that the community has the will and the resources to support such an initiative. We want to take advantage of this opportunity to turn the unfortunate closing of the golf course into something the community can support and make better than it was.

NOW is the time for the Rancho Vistoso Community to come together to have a voice in what happens to this beautiful property.

What does Preserve Vistoso need from the community?

Volunteer, donate, talk to your neighbors, attend one of our Meet & Greets, or a VCA or HOA meeting. The larger and more active our membership, the greater the influence and impact we can have.

***Protect our quality of life.
Retain recreational space.
Uphold the Oro Valley General Plan.***

**Let your voice be heard.
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Let us know what you think, email us at:
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Chairwoman, dhuffrod@gmail.com

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REASON NOT TO PLANT A WINTER LAWN

- **Give Your Bermuda a Break** - Overseeding can be stressful for your Bermuda grass. In the fall, scalping the summer grass before dormancy doesn't allow for adequate storage of energy in the roots. In the spring, the rye competes with Bermuda and customers often withhold water to transition from winter to summer grass. Unfortunately, this will also stress the Bermuda.
- **Save Water** - Getting rye grass seed to germinate requires watering three times a day or more and spikes in water usage are always noticeable during the months of October and November when winter rye is seeded. By not overseeding, over 8,000 gallons of water can be saved for every 1,000 square feet of grass each season.
- **Preserve Water Quality** - Less fertilizers and pesticides will be needed. Much of our water pollution comes from run-off of these products from urban landscapes.
- **Save Money** - Save on the cost of seed, labor, water, and gasoline for mowing. Also, waste water rates are often determined by your winter water usage. If you use more water in the winter, your utility bill waste water rates will be higher the rest of the year.
- **Save Landfill Space** - Scalping Bermuda grass creates a great deal of waste for the landfills. Rye grass clippings can create additional waste all winter and spring.
- **Save the Air** - Gasoline mowers and other lawn equipment contribute to our air pollution problems and the scalping process releases dust and other particles into the air.
- **Set an Example** - We live in a desert and this is an opportunity to demonstrate your community leadership with a responsible outlook towards our water supply.

VANDALISM IN THE HOHOKAM PARK

Summer in Vistoso Parks seems to be very enticing to drivers of trucks and ATV's. Sometime during the late night of June 13th and the early morning hours of June 14th, someone drove through the turf of Hohokam Park. If you have any information on the vehicle or time of the incident, please call 520-354-2729 or email Lauren.lee@fsresidential.com to report. A \$1,000 reward is offered if the report leads to an arrest and conviction.



VISTOSO COMMUNITY ASSOCIATION - UPDATED EXTERIOR/TRIM COLOR PALETTE -

In April 2019, the Vistoso Community Association Board of Directors approved a 24-Color Scheme palette for the residential community. The exterior paint colors consist of a basic body color with a combination of 3 color trims. The intent is to reflect the rich and varied colors of the desert and the communities within the Vistoso community. Any repainting or redecorating of exterior surfaces must adhere to the approved 24-color schemes and prior to repainting requires submission of the selected color scheme to the Vistoso Community Association Architectural Review Committee for final approval.

Any designated Homeowner Association within the Vistoso Community having specific exterior paint color guidelines still remains in effect and must be complied with until the Board of Directors amends the exterior/trim paint color guidelines.

In general, all exterior painting must match the Association's 24 approved exterior color schemes. Extremely dominant and/or primary colors will not be permitted. All colors must be submitted for approval, including, but not limited to house body colors, trim colors, fascia colors, roof materials and all surfaces visible from neighboring properties. With rare exceptions, exterior material colors should not exceed 60% Light Reflective Value (LRV).

Exterior paints should be applied in a manner to maintain the wood and stucco structure from exposure to the elements and to provide an aesthetically pleasing curb appeal to the neighborhood and neighboring properties. Deterioration of wood, excessive chipping and peeling of paint or stucco shall cause the Owner to make prompt repairs, replacement or maintenance to the structure. Paint may not be allowed to become cracked, chipped, peeled, faded, weathered, deteriorated, splotchy or mottled. Inspections by the Vistoso Community Association have sole authority in determining when a neighborhood building requires painting.

To assist Vistoso Community residents, Dunn-Edwards provide a Color-Ark Pro web page accessible from their website displaying the approved 24-color schemes for the Vistoso Community Association. From this page residents can view and download the approved color schemes for printing off. The Dunn-Edwards Color-Ark Pro display for Vistoso Community Association can be accessed at the website is: www.ranchovistosohoa.com.

Choosing a different paint manufacturer other than Dunn-Edwards will require submittal of paint color match samples, not color formula matches, with a completed Architectural Review Committee form to ensure the accuracy of the color match. If you have any questions about the approved colors, please call FirstService Residential office at 520 354-2729 or email – trenais.bryant@fsresidential.com. For any questions regarding paint coordination of dwelling and accent colors, please contact the local Tucson Dunn-Edwards retail store for assistance.



TOWN OF ORO VALLEY CONTACTS

for Romspen Property

CONTACTS -- TOWN OF ORO VALLEY

* Constituent Services	Jessica Hynd	520-229-4711	jhynd@orovalleyaz.gov
Town Manager	Mary Jacobs	520-229-4725	mjacobs@orovalleyaz.gov
Asst. Town Manager	Chris Cornelison	520-229-4723	ccornelison@orovalleyaz.gov
Director/Town Engineer	Paul Keesler	520-229-4811	pkeesler@orovalleyaz.gov
Building Official	Chuck King	520-229-4805	cking@orovalleyaz.gov

* Contact first. Jessica will direct the issue to the appropriate department and follow up as appropriate.

ORO VALLEY TOWN COUNCIL

Mayor	Joe Winfield	520-229-4700	jwinfield@orovalleyaz.gov
Vice Mayor	Melanie Barrett	520-229-4700	mbarrett@orovalleyaz.gov
Council Member	Steve Solomon	520-229-4996	ssolomon@orovalleyaz.gov
Council Member	Joyce Jones-Ivey	520-229-4700	jjones-ivey@orovalleyaz.gov
Council Member	Josh Nicolson	520-229-4700	jnicolson@orovalleyaz.gov
Council Member	Bill Rodman	520-229-4993	brodman@orovalleyaz.gov
Council Member	Rhonda Pina	520-229-4994	rpina@orovalleyaz.gov

PIMA COUNTY

Board Supervisor District 1	Ally Miller	520-724-2738	district1@pima.gov
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GOLDER RANCH FIRE DEPARTMENT

Deputy Chief	William Loesche	520-818-1017	wloesche@grfdaz.gov
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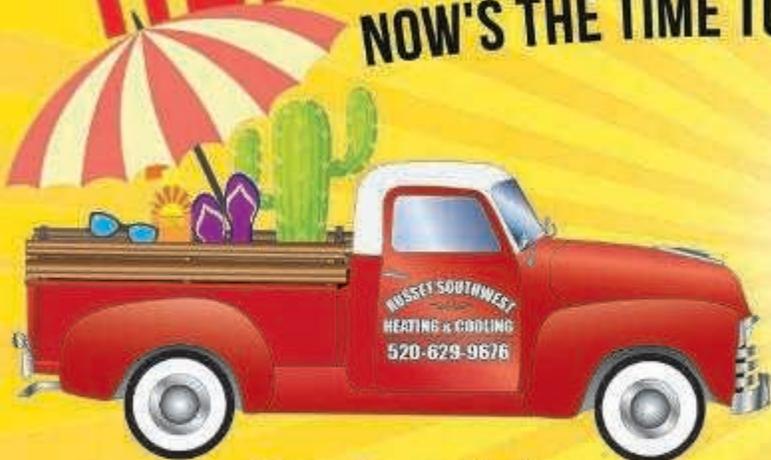
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Community Overview

Richmond American at Vistoso Highlands

Now pre-selling by appointment! The latest addition to the luxurious Rancho Vistoso masterplan, the gated community of Richmond American at Vistoso Highlands offers inspired ranch-style floor plans with hundreds of exciting personalization options and exceptional standard features. Choose from four different floor plans ranging in size from approximately 2,870-4,010 sq. ft. and 3-4 bedrooms. Additionally, enjoy granite countertops, premium hardwood cabinets and the GE® Classic gourmet appliance package all standard!

Homes starting from the mid \$400s. For more information, please visit www.Richmondamerican.com and search Richmond American at Vistoso Highlands or call 520.498.4155.

Grand opening tentatively scheduled for Saturday, August 3rd. More details to come!

Vistoso Crossing

Located on the northeast corner of N. La Canada Drive and W. Moore Road, Vistoso Crossing by Richmond American Homes introduces an inspired array of ranch and two-story floor plans from their sought-after Seasons™ Collection. Available floor plans include the Sunstone, Sapphire, Pearl and Moonstone. Homes range in size from approximately 1,860-2,630 square feet and 3-6 bedrooms. With pricing starting in the low \$300s, residents will appreciate designer details and hundreds of exciting personalization options!

Vistoso Crossing grand opening festivities will be held on Saturday, September 7th. However, the community is now pre-selling by appointment. For more information, please visit www.Richmondamerican.com and search Vistoso Crossing, or call 520.498.4155.

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Vistoso Says Thank You

Vistoso Community Association thanks all responsible pet owners and always encourages proper pet-iquette. Pet-iquette matters whether you are going for a walk with your pet, at the dog park, in dog-friendly restaurants, stores and hotels, and even in your own home. If you own a pet, please review these commonsense rules that are important to all neighbors in Vistoso.

The Do's and Don'ts of Dog Ownership Etiquette

We've all seen the dog with poor manners: barking at every passerby from the yard, provoking trouble at the dog park, and ruining our dinner parties with sad, hungry eyes watching your every bite. Though every dog has been known to misbehave, it makes you wonder if yours has ever been the rude one. Have your friends or neighbors ever viewed your precious pup as the neighborhood nuisance? Do they see her not as the lady, but as the tramp?

This guide will help you prevent that kind of attitude about your best friend. It will cover the do's and don'ts of proper etiquette for public places, trips to loved ones' homes, gatherings at your own home, and how to handle special audiences like children, those who fear dogs, and even those who just plain don't like dogs. Remember, although you should never expect perfection, much of the burden of your dog's behavior lies with you.

We are sharing this article that is published on THE DOG PEOPLE Powered by Rover.com. For the entire article, please view at <https://www.rover.com/blog/the-dos-and-donts-of-dog-ownership-etiquette/>.



The Views
Golf Club at Oro Valley



Discover Oro Valley's hidden gem, The Views Golf Club at Oro Valley. Owned by the financially stable Sun City Oro Valley Community Association, we have been voted Best Golf Course for the past six years by readers of the *Northwest Explorer* newspaper. The Views Golf Club is a semi-private course that offers daily play as well as annual golf passes.

See www.theviewsgolfclub.com for more details.



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KEEPING YOU CONNECTED

To The Parks

VISTOSO COMMUNITY PARK INFORMATION

There are currently ten parks in Vistoso, which are owned by the Association and all of which may be used by all residents. Honey Bee Park on Rancho Vistoso Boulevard is owned and maintained by Pima County. Honey Bee Park offers trails, several ramadas and restrooms. The following are the parks and various amenities that are offered at each. We have recently created a Vistoso Parks Brochure for a quick reference to each park. Stop by the office and pick one up. It includes the rules, regulations, how to reserve the ramadas and a map of the park locations.

- Wildlife Ridge Park – 12250 N. Woodburne Avenue: tot lot, baseball diamond, basketball, volleyball court, trails, one ramada, picnic tables, barbecues, restroom facility
- Sunset Ridge Park – 500 W. Klinger Canyon: picnic tables, barbecues, tot lot, volleyball, basketball, no ramadas, no restrooms
- Hohokam Park – 799 W. Desert Fairways: tot lots, basketball, volleyball, tennis courts, trails, picnic tables, barbecues, three ramadas, restroom facility
- Big Wash Park off Vistoso Village Drive: tot lot, benches, trails, no restrooms
- Somerset Canyon off La Canada: tot lot, ramada, picnic benches, barbecues, no restrooms
- Cortona Park off La Canada and Tirrema Way: this park has a ramada, picnic benches, barbecue, no restrooms
- Monticello Park off La Canada and Barlassina: this park has a tot lot, basketball court, ramadas, picnic benches, barbecue, no restrooms
- Woodshade Linear Park on Rancho Vistoso Boulevard: this is a paved trail that has several areas with picnic benches, which leads to Sunset Ridge Park
- Torreno West off La Canada North and Moore Rd: tot lot and picnic tables and is partially fenced as it is near a road. No restrooms
- Torreno East off Desert Fairways East of La Canada: several benches and a basketball court. No restrooms

Parks are open from sunrise to 10:00pm
To reserve a ramada, please visit <https://vistoso.connectresident.com>

FIRSTSERVICE RESIDENTIAL

Resident Connect

With FirstService Residential, making your master association assessment payments, reviewing your account, making address changes and reserving a ramada can be a breeze. Just access the information by signing up at <https://vistoso.connectresident.com>. Please note, we only accept checks at our office locations.

ClickPay – One-time/Recurring Payments Online

ClickPay is an online payment service that allows you to pay your assessments with either an eCheck or a major credit card. You may pay your assessment on a one-time occurrence or set up recurring payments. Please visit www.clickpay.com to sign up.

Bill Pay – One Time/recurring payment through your bank

Drop off – Submit checks in person at one of our office locations

- Onsite Office Hours 10 AM – 2 PM
945 Vistoso Highlands Dr.
Oro Valley, AZ 85755

- FirstService Residential 8 AM – 5 PM
7617 La Cholla Blvd
Tucson, AZ 85741

Vistoso Resident Connect

To access your community's information, simply register on the new website at: <https://vistoso.connectresident.com> and click on "Resident Access" in the top right-hand corner (you will be brought to the "Register" button).

Other Miscellaneous Forms:

To update your billing address, please visit

<https://www.fsresidential.com/arizona/homeowners/mailling-address-change-request>

Need a refund on your overpaid assessments? Visit

<https://www.fsresidential.com/arizona/homeowners/fee-waiver-request>

Reserve a park ramada at <https://vistoso.connectresident.com>

Sign up for electronic statements at <https://secure.welcomelink.com/estatemnts/mg/rg>

CC&R COMPLIANCE

We want to welcome Alexa Byrd to the Vistoso Community Team.

As part of the contracted duties for the Association, Management is responsible for inspecting the entire community and noting violations of the Vistoso Community Association CC&Rs and Rules and Regulations found on homeowner property. With this, Management will be conducting bi-monthly inspections of the homes within the master community to cite noncompliance issues that need to be addressed and letters will be sent accordingly.

Our correspondence is an attempt to assist you in upholding your property value as well as the property value of your neighbors. Please take the time to review the Vistoso Community Association CC&Rs and Rules and Regulations to ensure your home complies with the governing documents. You can review the documents at the Vistoso website: <https://ranchovistosohoa.com> or <https://vistoso.connectresident.com/>

If you receive communication from the Association office and need clarification, please email Alexa at Alexa.byrd@fsresidential.com or call 520-354-2729.

Thank you in advance for making Vistoso Community a GREAT place to live!

Vistoso Compliance Policy

I. “Friendly Reminder” In most cases, and when appropriate as determined by the Association Manager or the Board, the first notification to an Owner of their violation of the CC&Rs or a rule will be by means of a “friendly reminder” letter. The Compliance Coordinator will issue the letters.

II. “Notice of Violation” - If compliance is not gained by the time of the next inspection, a written “**Notice of Violation(s)**” together with a request to cease and desist from an alleged violation(s) may be sent to the Owner of the Lot via regular mail at a cost to the Member of \$3.00. Additionally, the Association may also apply stickers to improperly parked vehicles. The Notice of Violation shall specify the relevant facts relating to the violation.

IV. “Notice of Hearing” - In its discretion, the Board may decide to send the Owner a written “**Notice of Hearing**” at a cost to the Member of **\$3.00**.

1. No fine shall be assessed until the Owner who has committed a violation has been given due written notice and opportunity for a hearing.

2. Monetary fines for violations of the governing documents, rules and regulations of the Association are as follow:

Parking/Motor vehicle violations	First \$50.00 per observation/per vehicle
Second Violation	\$100.00 per observation/per vehicle
Third Violation	\$200.00 per observation/per vehicle
Each Violation after the third of the same nature	\$500.00 per observation/per vehicle

Trash can violations: \$25.00 per occurrence

Other Violations	
First Violation	\$50
Second Violation	\$100
Third Violation	\$200
Each Violation after the third of the same nature	\$500

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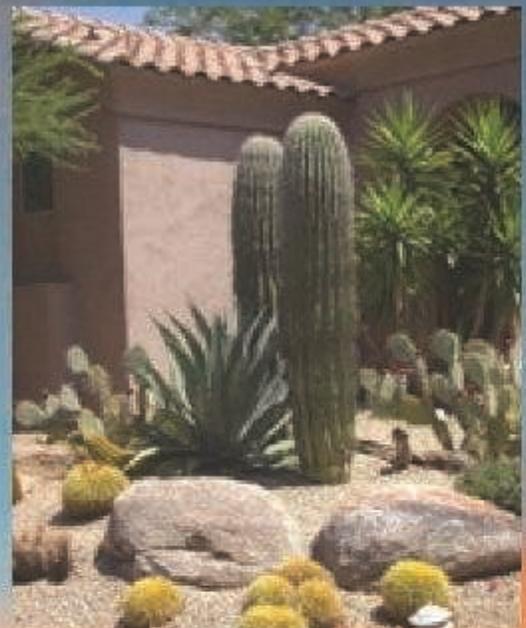
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Vistoso Community Yardsale

**RANCHO VISTOSO
COMMUNITY-WIDE
YARD SALE**



**SATURDAY, October 12, 2019
7:00 AM TO 2:00 PM**

Signage may be used the day of the sale. The Association will provide some directional signs which will be installed throughout the community. Advertisements will be placed in the Northwest Explorer, AZ Daily Star, and Craigslist.

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