



Vistoso

COMMUNITY ASSOCIATION

Resident Information Packet

Visit our websites:

www.ranchovistoso.com
<https://vistoso.connectresident.com/>

Vistoso Community Association Office

945 W. VISTOSO HIGHLANDS DRIVE
ORO VALLEY, AZ 85755
Office Hours: 10:00 AM to 2:00 PM
(520) 354-2729

Property Management Company

FIRSTSERVICE RESIDENTIAL ARIZONA
7616 N. LA CHOLLA BLVD
Office Hours: 8:00 AM to 5:00 PM
TUCSON, AZ 85741
(520) 219-4520
www.fsresidential.com

VISTOSO COMMUNITY ASSOCIATION

Introduction -

The Vistoso Community Association Board of Directors welcomes you and your family to the community. You join thousands of others, who have moved to Vistoso to enjoy a quality neighborhood environment, parks, businesses, trails, and the scenic beauty of the surrounding Sonoran Desert. In addition, the Vistoso Community Association is an active organization made up of the owners of residential, commercial and campus park industrial properties. To acquaint you with the community and its surroundings, your Association is pleased to provide you with this "Resident Information Package". Please take the time to review its contents. It is hoped that familiarizing yourself with the area will help you establish a sense of "home" and "belonging" as quickly and comfortably as possible.

The community is located 20 miles north of downtown Tucson and just 13 miles north of the Tucson city limits. As a foothill's community, the elevation is approximately 1000 feet above that of Tucson, ranging from 2,900 to 3,300 feet above sea level. The diverse animal and plant life in and around Rancho Vistoso are typical of the upland Sonoran Desert.

At this time there are over 6,000 developed home sites in Rancho Vistoso and it is one of the most rapidly growing areas in Southern Arizona. The builders who have participated in the development of Rancho Vistoso to date include Vistoso Partners LLC, Del Webb Communities (in Sun City, not a part of the Vistoso Community Association Residential), Cottonwood Properties, Honey Bee Development Corporation, Pulte Homes, Richmond American, AF Sterling Homes, Pulte Homes, D.R. Horton Homes, Woodside Homes, US Home, Stellar Homes, Vision Homes, New World Homes, Canoa Homes, American Construction, Diamond Key Homes, Almi Construction, Canada Vista, K. Hovnanian Homes, Nicholas Homes, Meritage, Mattamy, Maracay, Lennar and numerous custom home builders.

Vistoso Community Association was formed when the Rancho Vistoso Planned Area Development (PAD) was created in the 1980's. Vistoso Community Association, a non-profit corporation, is comprised of the owners of lots and parcels within Vistoso. The affairs of the Association are managed through 7 elected Board of Directors.

The Association and all property owners (Members) within the community are bound by the Declaration of Covenants, Conditions, and Restrictions (CC&Rs). Simply put, the CC&Rs for the Vistoso Community Association comprise a set of regulations for the community. The purpose of the regulations is to assure that all properties within Vistoso Community are maintained to enhance property values and protect, preserve the community's attractive appearance.

At the time of your resident purchase, you should have been given these very important documents:

- The Covenants, Conditions and Restrictions (CC&Rs) of Vistoso Community Association
- The Articles of Incorporation of Vistoso Community Association
- The By-laws of the Vistoso Community Association
- Design Guidelines: Common Homeowner Projects
- Detailed Rules and Regulations of Vistoso Community Association (this document)
- Vistoso Community Association Reserve Study
- Vistoso Community Association Current Budget

If you did not receive any of these documents, please contact FirstService Residential Arizona at 520 354-2729, or go to the Association's community website at www.ranchovistosohoa.com.

Vistoso Community Assoc. Property Manager – FirstService Residential Arizona -

FirstService Residential Arizona has been retained to manage the everyday affairs of the Vistoso Community Association. FirstService Residential Arizona will respond to questions and concerns raised by members; assure compliance with the CC&Rs by conducting regular site tours of the community; and, assure that all financial matters relative to running an Association are in order.

A FirstService Residential Arizona's property management staff resides at an onsite office at 945 W Vistoso Highlands Drive. They provide customer service for Vistoso Residents during the business hours: 10:00 AM to 2:00 PM. Please contact FirstService Residential Arizona staff should you have any questions regarding the Vistoso Community, or the operations of the Vistoso Community Association.

Association Assessment Fees -

As a homeowner/resident within the Vistoso Community, and a member of the Association, you are responsible for assessments (fees), which are used to finance the Association's operations. The Association sends out quarterly statements to each homeowner, which set forth the amount due and the schedule for payment.

The assessment fees provide:

- Onsite Association business office for local meeting space and staffing,
- Maintenance of the common areas, landscape buffers, nature paths and recreational facilities,
- Liability insurance coverage for the common areas,
- Architectural review and control, and
- Consistent enforcement of CCRs, through routine site tours and written notice of possible infractions to property owners.

Vistoso Community Association collects membership fees quarterly from each lot or parcel owner. For new residents, a prorated Association fee is typically handled at the time of closing for the period involved. If you have any questions regarding these fees, please feel free to contact FirstService Residential Arizona at 520-354-2729 or require a full explanation from your title company of all closing costs. Special assessments require the approval of the Association members.

Some neighborhoods in Rancho Vistoso have their own Association (called sub-associations) with their own special rules and their own separate assessments over and above those assessed by the Vistoso Community Association (known as the Master Association, in this case). In these cases, property owners are members of both the Vistoso Community Association and the specific sub-association as well. Assessments for both the master association are due under all sub- situations.

Pertinent Need-to-Know Vistoso Association Information -

Required Approval of Architectural Property Modifications –

To ensure Vistoso Community will retain a harmonious and consistent quality appearance, architectural approval of any exterior modification, improvement or change of a home or lot, is required. Even if you paint the home the same color as it currently is, requires approval. The procedure

for gaining approval is further described in the first few pages of the booklet, entitled "Common Project Design Guidelines.

In anticipation for new homeowners, the Association outlines standards and criteria for many different types of home improvements. The booklet should be referenced when making decisions regarding such projects as color changes, landscaping front or rear yards, patio additions, swimming pools and detached accessory buildings, to name a few. The booklet provides some specific information related to Association approved color schemes for individual neighborhoods and a recommended and prohibited plant list. Residents are encouraged to consult the Common Project Design Guidelines booklet before implementing plans for a home improvement project. This may eliminate a great deal of wasted time and energy during the Association's approval process.

Briefly, prior to commencement of any exterior improvement, it is required that a homeowner prepares plans (a professional drafter or architect is seldom required) and submits them for architectural review through FirstService Residential Arizona. Architectural reviews are usually performed promptly, and, for the more routine requests, a response may be expected within one to two weeks. It is strongly suggested that you seek and obtain approval of your project prior to commencement of work. Failure to obtain approval may result in wasted time, effort and money for a homeowner, should modification or removal be required to bring the project into compliance after construction has commenced or is complete.

If, at any time, you have questions as to the standards set forth in the guidelines, or you have a question as to whether or not specific approval is required, please contact FirstService Residential Arizona onsite office - 520 354 -2729.

Residential Parking -

The Covenants, Conditions, and Restrictions (CC&Rs) specifically regulate the parking of vehicles within the community. Please respond to all of the parking-related restrictions in the CC&Rs. In summary, the parking regulations are as follows:

- 1) All residential properties within Rancho Vistoso are provided with onsite parking facilities, within a 2 or 3 (or more) vehicle-parking garage, and upon the paved driveway in front of the garage.
- 2) Vehicles parked within driveways may not overhang the sidewalk (Oro Valley Town Code)
- 3) Overnight street parking is not allowed.
- 4) The parking of motor homes, trailers, boats, recreational vehicles within the community, outside garages, is allowed only for the purposes of loading and unloading. Vehicles must be removed within 48 hours.
- 5) Parking of abandoned or inoperable vehicles is not permitted on any residential lot, outside private garages.
- 6) Parking on vacant lots/parcels is not permitted.
- 7) Overnight parking in parks or common areas is prohibited.

Trash/Recycling Service -

Your cooperation in keeping your trash containers out of sight will enhance the general appearance of the neighborhood street scene. Trash containers left curbside, or not located out of sight on residential properties, is a commonly observed violation and it results in frequent complaints from neighbors. Except for a few custom communities in Vistoso, all residents in the community subscribe individually for trash pick-up service with one of several available trash service providers.

The CC&Rs specifically include two basic regulations addressing storage and collection of trash from individual residences:

- 1) No trash/recycling containers shall be visible from the street on non-pick-up days* (see below),
- 2) No trash/recycling containers may be left on the curb overnight, except that, when necessary, containers may be placed on the curb after 6:00 p.m. the day prior to scheduled pick-up. Containers must be relocated to the garage, or the rear yard, as soon as practical after pick-up on that same day.

*TRASH/RECYCLING SERVICES: There are several companies, which provide trash collection service to Rancho Vistoso homes. Services provided by Waste Management include twice a week trash pick-up and once a week recycling pick-up or Republic Services with trash and recycle pick-up twice a week. At your option, you may wish to select any other trash service provider licensed and willing to operate within Rancho Vistoso.

If for any reason, you know the trash container(s) will be out on a non-pickup day, contact FirstService Residential Arizona to place a note on your account to avoid an unnecessary violation notice.

Vistoso Community – Common Area Maintenance -

The Vistoso Community contracts with an independent landscape contractor to maintain all landscaped common areas, parks, trail systems and roadside landscape buffers along major thoroughfares throughout the community. The landscape contractor is not responsible for maintenance of any private properties, nor for those washes, which are designated, per the Rancho Vistoso Land Use Map, as Designated Open Space (Natural Area).

Vistoso Community-wide Recreation Areas –

There are numerous natural areas throughout the Vistoso Community for the enjoyment of all residents of the community. A system of nature paths traverses the community north to south and the major thoroughfares include bikeways to further encourage non-motorized modes of transportation.

Community Neighborhood Parks

There are 10 neighborhood parks available for use by residents at any time: Wildlife Ridge, Sunset Ridge, Woodshade Linear, Hohokam, Big Wash, Somerset Canyon, Cortona, Monticello, Torreno East, and Torreno West. Honey Bee Canyon, which encompasses a portion of Honey Bee Canyon is 60 acres in size and offers opportunities for passive recreation, including hiking, picnicking and general enjoyment of the great outdoors.

The Vistoso Community parks are provided for the enjoyment of all Vistoso residents. Please note that off-leash pets are not permitted in any Community Park. There is a dog park located at Hohokam Park,

where your dogs may run off the leash in an enclosed area. For your convenience, dog park rules are posted on site. Also, visit the community website at www.ranchovistosohoa.com for more information regarding park usage.

Adjoining Park, Recreation, and Nature Trail System

The Town of Oro Valley has a dynamic trail system that can be utilized by hikers, bikers, inline skaters, runners, equestrians and other users. It is comprised of several types of surfaces, including paved paths (shared use paths), “smooth” trails, and more “primitive” trails. For more information on trails within the Town of Oro Valley, please visit

http://www.orovalleyaz.gov/Town_Government/Parks_and_Recreation/Trails.htm.

Other recreational facilities in the area include the Oro Valley Recreation and Community Center with both golf and racquet memberships. Dennis Weaver Park, owned and operated by the Town of Oro Valley is located immediately to the east of Canyon del Oro High School. Facilities include a public pool, ball fields, a tot-lot and racquetball courts. The Town also owns and operates River Front Park, with ball diamonds and other types of active recreation facilities located on the south side of Lambert Lane between La Canada Drive and North First Avenue.

Tohono Chul Park, located near the northwest corner of Ina Road and Oracle Road, provides interesting cultural and botanical displays for your viewing pleasure.

Catalina State Park is 2 miles to the east of the Vistoso Community at the base of the Santa Catalina Mountains that provide dramatic mountain vistas. At the apex of the Santa Catalina Mountains lie Mount Lemmon and Summerhaven village. This beautiful area is cool in summer and even cooler (for winter sports) in the winter, which is accessed from the south side of the mountains via Mount Lemmon Highway, the only road into the Santa Catalina Mountains. It is advisable to check road and weather conditions prior to making your 90-minute ascent.

Community-wide Public School System –

The public school system in Pima County includes kindergarten through Grade 12. The elementary grades are kindergarten through Grade 5, middle school grades are 6 through 8, and high school covers Grades 9 through 12.

The Town of Oro Valley and all of Vistoso are served by the Amphitheater School District, which was established in 1893. District enrollment exceeds 16,000 students and the district covers more than 100 square miles of Pima County. The name Amphitheater was reportedly chosen because of the “basin” like geographical feature of the local mountains and the inclusion of students from “both sides” of the Santa Cruz River.

Elected School Board

An elected five-member, non-partisan school board governs the Amphitheater Public School District. Each member serves a four-year term. Terms are staggered so that every two years, either two or three of the Board members are replaced or re-elected. The School Board meets two times each month.

The offices of the School Board and other school officials are at the Amphitheater School District offices, 701 W. Wetmore Road. Should you have questions regarding school enrollment, policies, schedules, etc., please call the Administration Office, 696-5000.

District Elementary Schools

Vistoso students in kindergarten through the fifth grade may attend a school located within the Vistoso Community:

PAINTED SKY ELEMENTARY SCHOOL
12620 N. WOODBURN AVENUE
ORO VALLEY, ARIZONA 85755
Tel. No. 696-5167

Or

INNOVATION ACADEMY K-5 STEM SCHOOL
825 DESERT FAIRWAYS DRIVE
ORO VALLEY, ARIZONA 85755
Tel. No. 269-461

District Middle School

Vistoso students in Grades six through eight attend Coronado Middle School, which is located at the intersection of N. Oracle Road and Wilds Road in the unincorporated village of Catalina, approximately 5 miles northeast of Vistoso. Bus service from points in Vistoso is provided by the Amphitheater School System.

CORONADO MIDDLE SCHOOL
3401 E. WILDS ROAD
TUCSON, AZ 85739
Tel. No. 696-6610

District High School

Vistoso students in Grades 9 through 12 attend Ironwood Ridge High School, a relatively new facility located west of La Cholla Blvd. on Naranja Drive. Bus service from points in Rancho Vistoso is provided.

IRONWOOD RIDGE HIGH SCHOOL
2475 W. NARANJA DRIVE
ORO VALLEY, AZ 85737
Tel. No. 696-3900

Area Colleges/Universities

The Tucson metropolitan area offers several opportunities for residents pursuing higher education. The University of Arizona, Pima Community College and numerous other technical and trade schools are available for young and old alike, offering degrees, credit and non-credit courses.

Visit the community website at: www.ranchovistosohoa.com, for further helpful information.

Local Government Entities -

Town of Oro Valley

Rancho Vistoso is located in the Town of Oro Valley. Incorporated in 1974, the Town of Oro Valley now encompasses an area of approximately 34 square miles and has a current population of approximately (44,350)

The Town of Oro Valley is governed by an elected Mayor and six Council members, who serve staggered four-year terms. The non-partisan elections for Council seats are held every two years and all Rancho Vistoso residents of age are eligible to vote, once registered with the Pima County Recorder's office.

The Town of Oro Valley provides a number of services including police protection, planning and zoning functions, parks and recreation and maintenance of public streets and other public facilities. The Town Clerk's office, Administration, Human Resources, Planning and Development Services, the Oro Valley Water Company, Public Works and Police Department are all located in one central location at 11000 N. La Canada Drive, between Lambert Lane and Naranja Drive, to the south and west of Vistoso.

Constituent Services Coordinator/Management Assistant	229-4711
Administration/Town Clerk	229-4700
Planning and Development Services	229-4800
Oro Valley Dept. of Public Works	
Drainage Issues	229-4873
Street Maintenance	229-5071
Oro Valley Water Dept.	229-5000
Oro Valley Police Dept.	229-4900
EMERGENCY FIRE/POLICE	911

Dark House Program

The Town of Oro Valley Police will make periodic checks of your home while you are out of town. The service includes external checks only and requires advanced notice of your trip and a contact number. The service is available by calling 229-4900.

Home Safety Checks

The Town of Oro Valley Police Department and the Golder Ranch Fire Department will provide a no-charge safety inspection of your home by appointment. These inspections include an evaluation of safety, security and fire protection.

To contact Town of Oro Valley Volunteers: 229-4900
To contact Golder Ranch Fire Department: 825-9001

Oro Valley Speed Limits

SPEED LIMITS ARE STRICTLY ENFORCED BY THE ORO VALLEY POLICE DEPARTMENT. BECAUSE OF THE DESIGN OF MANY ROADWAYS WITHIN THE VISTOSO COMMUNITY, THE 25 MPH SPEED LIMITS ARE EXTREMELY IMPORTANT. SEVERAL MAIN THOROUGHFARES HAVE CURVES AND BLIND SPOTS

THAT HAVE RESULTED IN MANY CLOSE CALLS FOR PEDESTRIANS AND CYCLISTS. IT IS THE REQUEST OF ALL RESIDENTS THAT THE SPEED LIMITS BE RESPECTED, SO THAT A TRAGEDY CAN BE AVOIDED.

Voter Information – Oro Valley

Voter information specific to the Town of Oro Valley, contact the Town Clerk's Office, 229-4700.

Oro Valley Water Company

The entire Vistoso Community is served by the Oro Valley Water Company, 11000 N. La Canada Drive, Oro Valley, Arizona 85737 (tel. No. 229-5000).

Oro Valley Public Library

The Town of Oro Valley operates a library open to the public. The library facility is located at 11,000 N. La Canada Drive, at the northeast corner of La Canada Drive and Naranja Drive, 544-2445.

Oro Valley Street Maintenance/Sweeping

The major roadways within the Vistoso Community have been dedicated to the Town of Oro Valley by the developer. The town is responsible for the roadways and will, on occasion, send a street sweeping vehicle into the community. Typically, the sweeper is sent in response to a request by the residents, and there is usually no warning that the service is to be provided at a particular time or on a specific day. To request street sweeping, call the Oro Valley Public Works Department, 229-4800. If you live within a gated sub-association of Vistoso Community, please contact your Property Management Company.

More information about the Town of Oro Valley can be found at <http://www.orovalleyaz.gov>.

Oro Valley Public Works – Flood Insurance Required

The Federal government has a program that designates certain properties as potential flood zones. These zones can include specific homes and/or streets. Federal flood insurance policies are available to protect homeowners from flood damage losses.

It is important to note that many mortgage holders require flood insurance for properties within flood zones because most homeowner insurance policies specifically EXCLUDE flood damage coverage. To determine if your property is in a flood zone, contact the Oro Valley Dept. of Public Works, 229-4800.

Telephone Company Century Link/Verizon/Xfinity

New Residential Service:
Century Link - 1-800-244-1111
Verizon -
Xfinity - 1-800-266-2278

Residential Repair:
Century Link - 1-800-573-1311
Verizon -
Xfinity - 1-266-2278

Home Office Consulting:
Century Link - 1-800-898-9675
Verizon -
Xfinity - 1-800-266-2278

Gas Company Southwest Gas Corporation, P.O. Box 26500, Tucson, AZ 85726-6500

New Service/Turn-off 889-1888
To report a gas emergency 746-1076

Electric Company Tucson Electric Power, 220 W. Sixth Street, Tucson, AZ 85701

New Service/Turn-off 623-7711

County Government – Pima County -

Pima County is governed by a Board made up of five elected Supervisors, who serve four year terms. Rancho Vistoso is located in District 1 and it is represented by one of these five individuals. In addition to the supervisors, there are other County officials, such as the Sheriff, the Recorder, the Assessor, etc., who are also elected during general County elections. The Board of Supervisors meets on a weekly basis at the Pima County Courthouse, 110 W. Congress (in central Tucson). The meetings are open to the public.

For issues regarding unleashed animals or barking dogs, contact Pima County Animal Control, Animal Control Center, 4000 N. Silverbell, 743-7550 (Emergencies).

Pima County Voter Registration

Information regarding registration, early ballots, etc., Contact: 623-2649.

County/City Public Libraries

The City of Tucson and Pima County have libraries, which are open to the public. The State of Arizona and College university libraries also open to the public; have specialty branches, such as the University of Arizona Law Library and the State archives. The main library is located in downtown Tucson and the closest branch library is located at 7300 N. Shannon Road, 791-4626.

More information about Pima County can be found at: www.pima.gov.

State Government - Arizona

State elected officials include the Governor, Secretary of State, Attorney General, Superintendent of Public Instruction and many others. In addition, Rancho Vistoso residents elect candidates to fill one seat in the state Senate and two seats in the state House of Representatives. These three individuals represent District 12, in which our community is located. Official State elections are conducted every four years and all major positions are on the ballot.

More information about the State of Arizona can be found at www.az.gov.

United States Government – Congressional Districts:

Rancho Vistoso residents are eligible to vote for candidates to fill two seats in the U.S. Senate and one seat (from District 5) in the U.S. Congress. The U.S. Senators are elected for six-year terms. The House Representative is elected for two-year terms.

United States Post Office

Oro Valley Branch USPO
11900 N. La Canada Drive (at Tangerine Rd.)
Oro Valley, Arizona
1-800-275-8777

Community Hospitals/Medical Clinics

Oro Valley Hospital is a full service hospital located in Rancho Vistoso, on the north side of Tangerine Road, between Oracle Road and Rancho Vistoso Blvd. The phone number is 901-3500. The address is 1551 E. Tangerine Road.

There is another full service Northwest Hospital located at 6200 N. La Canada Blvd. (at Orange Grove Road). The telephone number is 742-9000.

Northwest Hospital also operates an Urgent Care facility at 13101 N. Oracle Road. This facility includes urgent care, a full diagnostic laboratory, a radiology department and space for eight primary care and twenty specialist physicians.

Fire/Ambulance Protection Services

Vistoso residents are provided with fire protection and emergency medical service and transport by Golder Ranch Fire District. As a property owner in Rancho Vistoso, you will pay for the services through a secondary property tax.

Services provided by the Golder Ranch Fire District include conventional fire protection, emergency ambulance services, removal of dangerous animals from private lots, fire safety checks and more. For specific information regarding the complete scope of services provided, please contact the business office of the Golder Ranch Fire Department at 825-9001. There are two Golder Ranch fire stations located in Rancho Vistoso.

FOR MEDICAL, FIRE AND POLICE EMERGENCIES, DIAL 9 1 1

Motorist Information

FOR INFORMATION REGARDING ARIZONA DRIVER'S LICENSES, VEHICLE LICENSE PLATES, STATE EMISSIONS TESTING, VEHICLE TITLE AND REGISTRATION SERVICES AND OTHER DEPARTMENT OF MOTOR VEHICLE REQUIREMENTS, VISIT THE MOTOR VEHICLE DEPARTMENT'S SATELLITE OFFICE CLOSEST TO RANCHO VISTOSO AT 7330 N. SHANNON ROAD (NEWAR INA & SHANNON). CALL 629-9808 TO RECEIVE RECORDED INFORMATION FOR A COMPLETE LIST OF SERVICES.

Public Transportation

The City of Tucson operates a public bus transportation system, known as SunTran. Special services for the disabled and/or elderly are also available through SunTran. More information can be found at www.suntran.com.

Miscellaneous -

Although it is always a good idea to shop around, the following addresses/telephone numbers represent a few common services typically requested by Vistoso Community residents:

- Weather: 296-7700 (local weather enter 1020)
- Newspaper Delivery:

Arizona Daily Star	(mornings 7 days)	573-4400
Northwest Explorer	(weekly)	797-4384

POISONOUS PLANTS AND ANIMALS:

There are numerous plants in the natural areas of Rancho Vistoso, which can be potentially toxic to people and pets, if ingested. In addition, there are also poisonous snakes and other desert animals, which can pose a danger to humans, especially small children. It is strongly recommended that care be taken regarding exposure to these plants and animals. For specific information and related publications, contact Pima County Poison Control at 626-6016. Please visit the community website at www.ranchovistoso.com for more information.

AVERAGE/EXTREME WEATHER

On paper, the average temperatures and climatic conditions in Rancho Vistoso appear quite mild. The average daytime temperature is in the low 80's with a winter average of low 50's. The community receives about 12 inches of rain per year and, rarely, we experience snow flurries and icing.

The reality; however is that the area can experience extreme weather situations throughout the year. It is advisable to consider the following information regarding the climatic conditions in the area:

1. Summertime temperatures can reach 110 degrees or more in the afternoons, severe sunburns, dehydration and heat prostration can occur. Pets can be unfortunate victims, if their owners are not careful. Never leave your pet in the car or any other enclosed area and always ensure they have shelter and plenty of water.

Humans also need to protect themselves from the heat and long exposures to sun. Skin cancer is a serious health concern throughout the country and it is especially troublesome in the desert Southwest. Make certain that proper clothing is worn and sunscreen is applied to exposed areas when it is necessary to be in the sun for any length of time to avoid the serious consequences of over-exposure to the sun. As little as 15 minutes of exposure to the sun can result in serious sunburn for some people.

2. Winter can bring overnight temperatures of well below freezing. Remember the Vistoso Community is over 3,000 feet above sea level. Plants, pipes and pets can be affected by the cold, if appropriate steps are taken to protect them. It is recommended that exposed outside water pipes be insulated, sensitive plants covered and pets be protected when temperatures dip near freezing.

3. There are two very definite “wet” seasons in Tucson. During the summer “monsoons” and the winter “rains” is when this area is provided with the majority of rainfall it will receive during the entire year. The amount of flooding during these periods can be dramatic. Never underestimate the danger of flash flooding in the washes and common areas. Never drive through a partially flooded street that has fast moving water. **MANY STREETS ARE NOT PASSABLE IN THE NORTHWEST SECTION OF TUCSON DURING THESE FLASH FLOODS.**
4. While lightning storms in Tucson are spectacular, there is danger involved when lightning is in the area. It is highly recommended that, when lightning is observed, residents should retreat indoors until the storm has passed.
5. Common sense and preparation prevails. This area has many weather extremes and many potential dangers may occur. Please educate yourself and your family.

We encourage all residents to visit our onsite management office located at 945 W. VISTOSO HIGHLANDS DRIVE. Staff is happy to answer any questions or assist you to find what you need. We also encourage you to visit the many amenities / parks. Take a walk around your neighborhood and meet your neighbors. Consider attending the monthly board meeting (there is a calendar on both websites and the meetings are generally held on the 4th Thursday of every month except November). Sign up for the weekly email blasts. Volunteer to serve on one of the standing committees or wait for an opportunity to join an ad hoc meeting.

Welcome to Rancho Vistoso. Welcome to Vistoso Community Association!