



NOTICE OF 2023 MASTER ASSOCIATION ASSESSMENT INCREASE

November 18, 2022

Dear Vistoso Community Member,

Rancho Vistoso continues to be one of the most desirable areas to live in Oro Valley. The Vistoso Community Association (VCA) Board of Directors has an obligation to maintain this standard and adequately provide for the continued care of our community. After careful consideration, your Board has approved a small increase to the Association assessment beginning January 2023.

Enclosed is the 2023 Budget for the **Master Association**. The assessment will go from \$80 per quarter to \$87 per quarter for residential owners and builders. Commercial owner assessments will increase by the relative percentage rate (8.75%). This increase applies to the MASTER ASSOCIATION ASSESSMENT ONLY. The increase is necessary to cover the rise in labor and material costs, as well as increase reserve funding so that common area assets can be properly maintained. Currently the VCA's reserve fund strength is at 64.3%. The allocation of \$950,000 to the reserve fund in 2023 will increase funding level to 71%. Per industry guidelines, funding above 70% typically reduces the risk for a special assessment.

If you use an electronic method of payment for your Master Association quarterly assessments, you will need to make the change with your appropriate service provider prior to January 1, 2023. Confirming your payment amount is correct will ensure that payments are received and prevent delinquent charges to your account.

Once you've received your January statement, we encourage you to sign up for electronic delivery of future statements. . Online and automatic payments are the most cost-effective way for the VCA to process your payments. E-Statements provide the fastest delivery time and simplify the online billing process. Please visit <https://estatement.welcomelink.com/index.cfm?b=arizona>. You will need some information from your January statement, address and account number to complete this request.

Please be reminded that if you use your personal bank online bill pay service to pay your assessments, the address is **Vistoso Community Association, c/o FirstService Residential, P.O. Box 30339, Tampa, FL 33630-3339**. If you currently pay by check and use the remittance portion of your statement and included envelope, you do not need to make any changes.





Please continue to make checks payable to Vistoso Community Association and always include your account number in the notes/memo section on the check or online bill pay settings. Due to possible postal service delays, please allow ample time when mailing your payment.

We hope to see you at the Annual Membership Meeting on March 30, 2023, where a report of the year's accomplishments and activities will be shared. For dates and times of regularly scheduled Board meetings, please visit our website at www.ranchovistosohoa.com. You can also contact our onsite staff at askvca@ranchovistosohoa.com or (520) 354-2729.

On behalf of the Vistoso Community Association Board of Directors,

Barbara Daoust, **CMCA®**, **AMS®**, **PCAM®**
General Manager
Vistoso Community Association