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ANNOUNCEMENT

Pursuant to the Bylaws of the Vistoso Community Association, Article III, Section 3.4, Notices, the Board of Directors announces:

2023 ANNUAL MEETING AGENDA & NOTICE

DATE: Thursday, March 30, 2023

CALL TO ORDER: 6:00 pm

LOCATION: Via Zoom

Join Zoom Meeting
<https://us02web.zoom.us/j/8445866556>

Meeting ID: 844 586 6556

AGENDA

- I. Call to Order – Gayle Lopez, Board President.....6:00 pm
- II. Determination of Quorum – VCA Staff
- III. Introductions of 2022 Board Members
- IV. Introductions of Current Candidates
- V. Financial Update
- VI. Community Update
- VII. Questions and Answers
- VIII. Announce Election / Voting Results

Per Vistoso Community Association Bylaws Article IV Board of Directors, Section 4.2, the Board of Directors will convene for the Organizational Meeting immediately following the adjournment of the Annual Meeting. This meeting is to appoint Officers and Committee Chairs and is an open meeting, which homeowners are encouraged to attend.



2022 Year-End Report – Architectural, Landscape, & Review Committee (ALRC)

Members:

- Dan Sturmon, Chair
- Sheryl Forte
- Debbie Gann
- Lynn Huebner
- Susan Wood
- Brent Woods
- Priscilla Harris, VCA Staff

Responsibilities:

- The committee shall report regularly to the BOD.
- The Committee Chair, or their designate, shall make a report of the committee's action to the Board at its monthly meeting. The Committee Chair shall have the authority to request proposals and information from the property manager.
- The committee and Committee Chair shall not request proposals or quotes directly from any vendors without the Board's approval.
- Adhere to the rules and regulations set forth in the governing documents.
- Obtain multiple quotes on large projects when applicable.
- Assist the board in developing and prioritizing goals, projects, and tasks at the start of each fiscal year and as needed.
- Research and provide recommendations to the BOD on projects approved by the Board.
- Treat all requests without bias or prejudice.

2022 Accomplishments:

- **Processed Architectural & Landscaping Change Forms** – Nearly 10% (550) of all homeowners submitted change forms to the VCA to make exterior improvements on their residential properties. Of the 550 submittals, 37 were denied due to nonconformance to guidelines. All 550 requests were processed well under the posted 30-day turnaround time. Forms that are submitted with complete information can usually be processed much more quickly than the 30-day requirement.
- **Launched Smartwebs Software** – Worked with VCA staff to implement upgraded software for processing Architectural & Landscaping Change Forms. Smartwebs streamlines the review process and provides automated email status updates to residents. This will provide greater visibility to homeowners of the approval process/status and allow more timely coordination with contractors.
- **Residential Architectural and Landscaping Proposals**- Reviewed and approved three residential developers' proposals for new communities and or home construction in the VCA. The new developments are in the following communities are: Avilla Homes, Tranquillo at Rancho Vistoso,

and Vistoso Highlands. ALRC reviews various architectural designs and corresponding landscape proposals to ensure compliance with the VCA's architecture and landscape standards. They also ensure that Design Guidelines and Covenants, Conditions, and Restrictions (CC&Rs) are in place and consistent with the VCA's when the turnover phase occurs from the Declarant (developer/builder) to the VCA or a sub-Homeowner Association.

- **Updated Architectural & Landscape Review Committee Guidelines** – Worked with legal counsel to update the 2017 ALRC Guidelines to comply with current Federal and State statutes and to improve the selection of landscape species compatible with the Sonoran Desert environment with a focus on water conservation. The VCA board is expected to approve the guidelines in early 2023.
- **Approved Renovation of Rancho Vistoso Boulevard Entry Monuments** – The VCA board approved the ALRC's recommendation to use [reserve funds](#) earlier than scheduled to renovate the four 35+ year old monuments that welcome residents and visitors into our community. The entry monuments are located on Rancho Vistoso Boulevard at Tangerine (2) and at Oracle (2). The early use of reserve funds will save 1.1 million gallons of water annually and will provide a savings to the VCA one year after it is implemented. The water and maintenance savings are estimated to be over \$100,000/year in perpetuity. The new design will be [xeriscape](#)/desert friendly and will replace the large grass areas. This project is scheduled to be completed in 2023.

2023 Objectives:

- **Roll-Out Updated Homeowner Architectural & Landscape Review Committee Guidelines** – Work with Communications Committee to announce updated guidelines to the community on VCA Website and newsletter. Highlight the importance of architectural-related changes and plant list updates contained in the new guidelines. Do a feature article in the newsletter to promote and educate the residents on this submittal process for exterior modifications. Reach out to sub-associations to assist in updating their guidelines.
- **Update & Roll-Out Builder Architecture & Landscape Guidelines** – The Builder Guidelines have not been updated since August 2017. With the recent update of the Architecture & Landscape Guidelines, the Committee thought best to update the Builder Guidelines to provide consistency in VCA guideline documents.



2022 Year-End Report – Communications Committee

Members:

- Gayle Lopez, Chair
- Caryn Hill
- Tim O’Keefe
- Priscilla Harris, VCA Staff
- Debra Deptula, VCA Staff

Responsibilities:

- Perform periodic reviews of the governing documents for accuracy, and for completeness and consistency.
- Review and make recommendations to the BOD regarding inquiries and proposals for additions, amendments, or deletions of the Association CC&Rs, Bylaws, Rules and Regulations and Resolutions, whether derived from the Board of Directors, Association management, other Association Committees or any Member.
- Submit proposed changes of the Association CC&Rs, Bylaws, Rules and Regulations, and Resolutions to the Board of Directors for subsequent action.
- Respond to requests for review of other Association documents from either the Board of Directors, Association management, or other Association Committees for compliance with the governing documents.
- Request approval from the Board of Directors to engage outside persons to provide expert opinion and services as deemed necessary.
- Develop and implement a two-tiered written consent voting strategy to acquire VCA resident support to accept updates of historical CC&Rs.
- Hold and manage “Town Halls” and informational workshops to the at large community.

2022 Accomplishments:

- **Launched Enhanced Newsletter Format** – Introduced new newsletter template that is more personal, visually attractive, and easier to navigate. New format has reoccurring article themes so readers can anticipate articles of interest. It also provides statistical feedback on clicks and views, allowing the committee to adjust content to readers’ interests.
- **Transitioned to New Webmaster** – For 3 years Jim Dobbin was the VCA’s dedicated and committed webmaster. He single-handedly developed, launched, and maintained the VCA website and issued the weekly VCA e-newsletter. No minor undertaking. Jim has passed the baton to fellow Communications Committee member, Tim O’Keefe. Tim is actively documenting the details of managing our website so that when it is his time to pass the baton, we can ensure a smooth transition.

- **Streamlined Newsletter Production and Distribution** – In the past, the webmaster was responsible for issuing the newsletter and maintaining the website and its content. Beginning this year, the responsibility of layout and distribution of the Mailchimp newsletter has been transferred to VCA staff. Communications Committee members remain responsible for writing the bulk of the content. This will lessen dependence of the newsletter on volunteer committee members and allow the webmaster to focus exclusively on the website.
- **On-going Website Content Refresh** – Fresh, timely, and informative content is needed to help make a website a valuable source of info. The Communications Committee works closely with staff and webmaster to ensure the information on the website is fresh and current.
- **Building a Sense of Community** – To help build a sense of community in Rancho Vistoso, articles that feature specific community members and their pets were added to the newsletter. Look for “Meet Your Neighbor”, “Critter of the Month”, and “Did You Know?” articles in the monthly newsletter.

2023 Objectives:

- **Explore Opportunities to Improve Monthly Newsletter** – Proactively review readership statistics to help expand readership. Evaluate ways to make newsletter more engaging.
- **Small Group Interviews/Presidents’ Forums** – Assist members of the VCA board and Governing Documents Committee by interviewing community stake holders regarding what the VCA is doing well, what we can improve on, how we can better work together, and gauge support for updating the VCA’s [CC&Rs](#). Initial interviews will be presidents of sub-HOAs. Will expand interview to other communities and commercial members.
- **Enhance Website Functionality** – Work with VCA staff to better understand what questions the field from members and modify website to that members can more easily find that information. Create new headers and layout to ease navigation of website.
- **Support Community Events** - Communications Committee will help support VCA staff in the VCA Photo Contest, VCA Office Open House, VCA Pet Parade, and other community events as warranted.
- **Support Committee Communication Needs** – Assist committees with getting their message out to community members via newsletter articles, website content, and/or other appropriate means.



2022 Year-End Report – Compliance Committee

Members:

- Robert Feltes, Chair
- Terry Campbell
- Sheryl Forte
- Ray Gans
- Sharon Rodriguez
- Kim Roessler
- Janet Christopher (Alternate)
- Joe Watson, VCA Staff

Responsibilities:

- The committee shall report regularly to the Board.
- The Committee Chair, or their designate, shall make a report of the committee's action to the Board at its monthly meeting.
- To observe the general appearance of the community during their normal movement to and from their own property.
- Periodically vary their route into and out of the community, to view areas which are not proximate to their normal route.
- Members are requested to act on their own observations, and to report from other residents to identify situation of possible covenant non-adherence/compliance.
- To provide all non-adherence/compliance issues to management.
- To hear homeowner requests in a non-biased manner.
- To follow all policy and procedures and as established by the BOD and the governing documents.

2022 Accomplishments:

- **Expanded Scope of Security Contractor** – Vet Sec Security Contractor to include looking for string light violations while performing night patrols for overnight parking violations.
- **Community Outreach** – Placed article in VCA newsletter to help make members aware of common violations and how to avoid them.

Type of Violation	2022
Overnight Street Parking	295
Excessive Weeds	82
Architectural Review Process Violations	61
Parking on Granite	60
Non-Compliant Lighting – Visible String Lighting	44
Trash-Container Visible on Non-Collection Day	41
All Other Violations	316
Total	899

2023 Objectives:

- **Increase Violating Vehicle Identification** – A high percentage of overnight parking violations are unable to be matched to a homeowner. The vehicles parked in the streets often do not belong to the homeowner where the vehicle is parked. Will evaluate other means to identify repeat offenders.
- **Continued Community Outreach** – Will continue to inform community of common violations and how to avoid. Will also encourage community members to report violations to askvca@ranchovistosohoa.com



2022 Year-End Report – Financial Review Committee (FC)

Members:

- David Light, Chair
- Tracy Anne Phillips
- Sherry Patterson
- Joan Sauer
- Paige Shockley
- Barbara Stough
- Barbara Daoust, VCA Staff

Responsibilities:

- The Finance Committee shall report regularly to the Board.
- The Committee Chair, or their designate, shall make a report of the committee's action to the Board at its monthly meeting.
- The Finance Committee shall utilize the investment strategy as directed by the Board.
- Recommending policies that maintain and improve the financial health and integrity of VCA.
- Review and recommend a long-range financial plan for VCA.
- Review and recommend an annual operating budget and annual capital budget consistent with long range financial plan and financial policies.
- Review and recommend capital expenditures and unbudgeted operating expenditures that exceed property management's spending authority.
- Review the financial ramifications of major proposed transactions, new programs or services, as well as proposals to discontinue program and services, and providing the BOD with action recommendations.
- Monitoring the financial performance and health of VCA, its major vendors and accounts against approved budget, long-term trends, and industry benchmarks.
- Requiring and monitoring corrective actions to ensure that VCA remains in compliance with its budget and other financial targets.
- Reviewing vendors' contracts with General Manager and ensure they remain viable, necessary, and financially sound.
- Review Reserve Study for financial stability and timeliness.

2022 Accomplishments:

- Monitored financial statements and budgets monthly reconciling discrepancies and preparing accurate financials for Board approval.
- Monitored reserve projects and reserve fund monthly to keep the Board up to date on progress and cost of projects.
- Created a Reserve Fund Policy for Board approval to improve the financial health and integrity of VCA.

- Made recommendations for vendor audits when invoices did not match contracts.
- Met extensively with VCA General Manager and staff to prepare the 2023 annual operating budget and [reserve budget](#) consistent with long-range financial plan and financial policies. Prepared a corresponding recommendation to further strengthen the reserve budget using recommended guidelines.
- Monitored reserve fund investments utilizing the Board approved investment policy.
- Prepared and sent Request for Proposal (RFP) to investment manager candidates with the goal of increasing investment returns.
- Advised the Board on various financial matters
- Reviewed and recommended reserve expenditures and unbudgeted operating expenditures that exceeded VCA General Manager spending authority.
- Reviewed the financial ramifications of major proposed transactions and provided the Board with action recommendations.
- Monitored the financial performance and health of VCA, its major vendors and accounts against approved budget, long-term trends, and industry benchmarks.
- Reviewed vendors' contracts with VCA General Manager to ensure they remain viable, necessary, and financially sound.
- Reviewed Reserve Study for financial stability and timeliness.

2023 Objectives:

- Continue to monitor vendor contracts to ensure contract terms are being met.
- Evaluate options to get better return on reserve fund investments.



2022 Year-End Report – Governing Documents Committee (GDC)

Members:

- Matt Wood (Chair)
- Mary Fisher
- Ray Gans
- Joan Sauer
- Barbara Stough
- Bill Van Dam
- Barbara Dauost, VCA Staff

Responsibilities:

- Perform periodic reviews of the governing documents for accuracy, and for completeness and consistency.
- Review and make recommendations to the BOD regarding inquiries and proposals for additions, amendments, or deletions of the Association CC&Rs, Bylaws, Rules and Regulations and Resolutions, whether derived from the Board of Directors, Association management, other Association Committees or any Member.
- Submit proposed changes of the Association CC&Rs, Bylaws, Rules and Regulations, and Resolutions to the Board of Directors for subsequent action.
- Respond to requests for review of other Association documents from either the Board of Directors, Association management, or other Association Committees for compliance with the governing documents.
- Request approval from the Board of Directors to engage outside persons to provide expert opinion and services as deemed necessary.
- Develop and implement a two-tiered written consent voting strategy to acquire VCA resident support to accept updates of historical CC&Rs.
- Hold and manage "Town Halls" and informational workshops to the at large community.

2022 Accomplishments:

- **Community Map Project** - The VCA board approved funding to update the Rancho Vistoso Community Map. The maps show different components of the community: neighborhoods, undeveloped parcels, commercial parcels, VCA owned and operated parks, and other VCA common area. Maps are available in an electronic format and will be printed and displayed in the VCA office. They are a useful tool for staff, committees, and community members to reference. The updated map includes several new subdivisions and parks.
- **Updated Committee Charter** - The GDC proposed a change in charter allowing non-VCA board members to chair the committee. This is consistent with other committee charters and complies with [VCA bylaws](#) and AZ statute.

- **Architectural, Landscape, and Review Committee Guidelines Project** - Worked with the Architectural, Landscape, and Review Committee (ALRC) to update the ALRC [guidelines](#) to comply with new Arizona Revised State (ARS) statutes. They will be presented to the VCA board for approval in early 2023.

2023 Objectives:

- **Community Input on Updating CC&Rs** - We continue to explore updating the VCA's [Covenants, Conditions, and Restrictions \(CC&Rs\)](#) to remove language that conflicts with current AZ statutes, is no longer applicable, or incomprehensible legalese so that it can become a tool easy for members to use. Also, under consideration is asking members to lower the member voting threshold below 75% of all members. Members of the GDC and Communications Committee met with a Public Relations firm to determine "what it would take" and cost to roll-out an initiative to update the CC&Rs.
- **Small Group Interviews/Presidents Forums** - GDC and the Communications Committee will host several small group interviews with presidents of sub-HOA to gauge their support for updating the CC&Rs and to explore how the VCA can work together more productively.



2022 Year-End Report – Nomination & Election Committee (NEC)

Members:

- Dan Sturmon, Chair
- Randy Kohout
- Joan Sauer
- Bill Van Dam
- Susan Wood
- Barbara Daoust, VCA Staff

Responsibilities:

- Call for nominations of Officers and Directors in accordance with the governing documents.
- Review nominations against the selection criteria established by VCA governing documents and develop a slate of nominees that represents those criteria for board selection.
- Vet all candidates to ensure that they have the proper competencies, experience, and willingness to fulfill their duties and responsibilities as board directors.
- Ensure that the board composition reflects the necessary criteria that meets best practices for independence and diversity.
- Contribute articles for publication to encourage community participation in an election, noting dates and deadlines as established in the Calendar of Key Election Dates.
- Organize and oversee a candidate forum and/or an informal “meet and greet” with questions during years when candidates equal or exceed the number of open positions.
- Ensure the security of the election Ballots and Return envelopes.
- Conduct impartial elections by ensuring validity and accurate counting of each ballot.
- Certify in writing to the Board Secretary the election results and total Quorum count.
- Working closely with the VCA General Manager to ensure completion of all necessary tasks leading up to and including the Annual Meeting.
- Achieve other duties as assigned by the chair and General Manager.

2022 Accomplishments:

- **Reviewed NEC Documents** - Committee members convened in November and December 2022 with VCA staff to review and update everyone on the processes/events occurring prior to a the 2023 VCA Board of Directors election. Specific items addressed were the accuracy of the dates noted in the calendar of events as well as the “Call for Candidates” mailing.
- **Defined Ballot Audit Process and Assigned Auditor Ballots** – VCA staff and committee members agreed to a ballot audit and selected an outside 3rd party to oversee the 2023 board election process. The objective is to assure VCA voting members that a comprehensive election process was implemented.

- **Developed VCA Board Candidate Orientation** – Committee members reviewed and updated last year’s PowerPoint presentation so that board candidate orientation can be held in January 2023. The presentation will acquaint candidates with VCA administrative responsibilities and functions. Committee members were assigned specific topics to present during the orientation.
- **Digital NEC Handbook** – To help make the process of updating annual revisions to the NEC handbook, Committee members agreed to setup an on-line digital format for members to access. This will help reduce the time and cost in producing a hardcopy during each election cycle.

2023 Objectives:

- **Conduct VCA Board Candidate Orientation** - Committee members will conduct an orientation meeting with eligible candidates who submitted applications by the due date. The meeting will inform candidates of the VCA Articles of Incorporation, Bylaws, Architectural and Landscape Guidelines, Covenants, Conditions, and Requirements (CC&Rs), Code of Conduct, Standing Committees, the Board Calendar, and expected time commitments of BOD members.
- **Introduce Slate of Board Candidates** - The Committee will introduce the slate of BOD candidates at the January 2023 Board Meeting.
- **Hold Candidate Meet and Greet** – NEC will host and facilitate a virtual “Candidate Meet and Greet” session in February 2023. Candidates will have an opportunity to briefly present their experiences and reasons for seeking a position on the VCA Board. Following the presentations, the candidates will be available to answer association member questions.
- **Tally Election Ballots and Compile Results** – VCA staff and designated NEC members will tally the ballots and compile election results. VCA attorney shall conduct an audit of ballots to ensure that the designated voting process was followed.
- **Improve Community Engagement** – Work with Communications Committee to identify ways to engage more of the community in the election process. Including recruiting more candidates, increasing participation in Meet and Greet, increasing voter turnout.



2022 Year-End Report – Parks & Landscaping Committee (PLC)

Members:

- Susan Wood, Chair
- Sheryl Forte
- Debbie Gan
- Lynn Huebner
- Joan Sauer
- Priscilla Harris, VCA Staff

Responsibilities:

- The committee shall report regularly to the ARLC Chair.
- The Committee Chair, or their designate, shall make a report of the committee's action to the ARLC at its monthly meeting.
- The committee shall not request proposals or quotes directly from vendors without Board's approval.
- Review maintenance/upgrades/enhancements.
- Inspect all (buildings and grounds) and make recommendations for improvements or changes
- Meet as needed with contractors, landscapers, and management to discuss various landscape issues including completion and quality assurance.
- Complete special assignments as requested by the Board. Special assignments may include research and recommendations for specific improvements.
- Serve as the eye/ears of ALRC by reviewing the condition of landscaping, maintenance, safety and aesthetics of all common areas and association real property.
- Provide ideas on how to improve the esthetics of all common areas.
- Organize and coordinate self-help and volunteer efforts with Communication Committee.
- Participate in the development of RFP and contract specifications relating to landscaping.
- Participate and provide input into preferred and desired plants in front and back yards as well as common area.
- Participate in updating Design Guidelines and Builder Guidelines annually.

2022 Accomplishments:

- **Revised Architectural & Landscape Review Committee Guidelines and Plant List** – PLC worked in concert with ALRC to revise the Guidelines and Plant List, making it more user friendly, comply with current AZ State Statues, and updated current design trends.
- **Refurbish Rancho Vistoso Boulevard Monuments** – Proposed 3-phase plan to ALRC that was approved by the VCA board to redesign and refurbish the monuments on Rancho Vistoso Boulevard at Tangerine and Oracle. The goal is to save water by removing the turf and bring the areas up to our high Rancho Vistoso design standards. The first phase is select and a landscape architect to do the design, the second is invite landscape companies to bid on building and maintaining the monuments, and the final phase is construction which to be completed in 2023.

- **Addition of Moore Loop Park** – With this addition, there are now 11 owned and maintained parks within the VCA neighborhood park system. Amenities include: picnic ramadas, grass area, large and small dog parks, two play structures, and restrooms.
- **New Trees at Hohokam Park** - Several trees were dead or causing damage and needed to be removed. Replacing them with two Desert Willows and two Swan Hill Olives trees for added color and texture.
- **Water Conservation** - Worked with AAA Landscaping on water conservation at VCA maintained monuments and throughout the community.
- **New and Improved Park Furniture** - Another community park upgrade is replacement of old worn-out builder grade equipment in Big Wash, Lost Coyote Trail, Sunset, Wildlife & Woodshade Trails. Adding more trash receptacles while relocating some if they are still serviceable.

2023 Objectives:

- **Engage Community to Address Park Vandalism** – The VCA over \$5000 to repair or replace common area assets to do vandalism. Addressing vandalism in the community's common areas and parks; play equipment, restrooms, sail shades and turf, etc. continue to be a challenge. We appreciate residents' eyes and ears! Please report any vandalism to FSR or OVPD.
- **Execute 3-Phase Project to Refurbish Rancho Vistoso Boulevard Monuments** – Work with VCA staff to closely manage the 3-phase project. The renovation will remove non-functional turf to save 1.1 million gallons/year of irrigation water, providing a considerable monetary saving in water and maintenance costs. The refurbishment of the existing infrastructure will bring them back to our high community standards: signage, lighting, and landscaping.
- **Survey Neighborhood Entry Monuments** – Will conduct a survey to inventory conditions of VCA neighborhood entry monuments and signage. Will assess condition of each entry monument wall, signage damage, and any needed repairs.
- **Assess Irrigation Systems** – The VCA is responsible for the maintenance and conservation of water throughout the VCA owned parks and common areas. An accurate assessment of the irrigation systems and water consumption within our community is imperative. All areas should be inventoried and assessed for efficiency, possible leaks, and over watering. The PLC will develop a plan either to repair, or replace systems not meeting the VCA's water conservation goals.
- **Update Park Amenity Descriptions** – Work with Communications Committee to update all VCA community park information on the VCA website for both existing and newly added properties. Work with the Communication Committee to feature different parks in the monthly newsletter that listed their location, review park rules, hours available to membership, and amenities such as dog parks, sport courts and play equipment.
- **Assess Park Restroom and Ramada** — Assess the interior condition of the park restroom facilities, not just for sanitation but for esthetics, safety, and accessibility. Assess the condition of the exterior and interior of the park ramada for roof damage, pest damage, electrical and general esthetics. Make sure all facilities are up to VCA high standards regarding esthetics and safety. Reports will be forwarded to the VCA Board with findings and recommendations.

Vistoso Community Association 2022 Annual Landscape Management Report

Prepared By:

Hanna Delosantos – Account Manager

Jeff Hatfield – Tucson Branch Manager

Community Improvements:

We removed and replaced decomposed granite on the south side of Moore Road east of Piping Rock. We were able to utilize the existing rock instead of ordering additional material.

Repaired the erosion on the south side of sunset park removing all safety hazards with the current flow. Removed and replaced rip-rap from the south side of Moore road east of Piping Rock to create better drainage.

Made a repair to the mainline going across E Innovation Park Dr and rerouted a mainline that ran into private property.

Removed all vegetation in the path of new wall and gate at Scenic Overlook and Big Wash Overlook. We set up a temporary Nursery area so that the plant material will be able to be transplanted back into the community. The gates are now completed and we are pending further direction to re-introduce the plant material.

Removed the Backflow from the club house and property management office at Vistoso Highlands Dr. ahead of the building being torn down.

Community trees were pruned above 12ft in 2022. Special attention was made to maintain trees in an effort to prevent wall encroachment on common walls.

The Intergraded Pest Management (IPM) Program accomplished turf weed applications, buffel grass control, insecticidal pre-treatment and the feeding of trees and vegetation as needed throughout VCA

Tree Work: 32 Tree Removals

Removed one tree located on Woodburne.

Removed 2 trees located in the native common area behind 12761 Meadview Way

Removed 4 trees located in the native common area behind 12858, 12882, and 12906 Lantern Way.

Pruned 5 trees and removed 11 trees along the Horizon neighborhood exterior wall bordering Rancho Vistoso Blvd.

Removed 1 Desert Willow located behind 12837 N Desert Olive Dr in common area

Removed 1 Sweet Acacia tree along Woodshade Trail and Woodburne Ave

Removed 1 Palo Verde tree next to 12440 N Lantern Way in common area

Removed 4 Palo Verde Trees, Pruned 1 Palo Verde and Removed 1 Willow Tree due to storm Damage

Community Partnership:

Sponsored the lemonade vendor and attended the VCA Board of Directors Meet and Greet.

Sponsored the park opening and naming ceremony at Moore Loop Park. We covered the cost of the food and beverages along with the paper goods.

Added Value:

Removed 16 trees along the Blvd., at no additional cost to the association.

Removed 7 Desert Spoons along Rancho Vistoso Blvd., at no additional cost to the association.

Saved Rancho Vistoso Community Association a total of \$11,448 on the 2022 IPM program.

Continued painting sidewalk panel trip hazards. AAA Landscape has marked and report all sidewalk trip hazards to Rancho Vistoso Community Association Community Manager and Town of Oro Valley.

Implementing a rotational overseeding turf program to reduce water consumption and alleviate soil stress. By not overseeding, over 8,000 gallons of water can be saved for every 1,000 square feet of grass each season. Lawns not overseeded in 2022: Tangerine Monuments, Oracle Monuments, Wildlife Ridge Park.

AAA Landscape Thanks All of You:

Rancho Vistoso Residents

Vistoso Community Association Board of Directors

Vistoso Community Association Landscape Committee

FirstService Residential Team