



Vistoso

COMMUNITY ASSOCIATION

VISTOSO COMMUNITY ASSOCIATION

ANNUAL MEETING

March 26, 2026



FirstService  
RESIDENTIAL

## Determination of Quorum

At the annual meeting of the members, one-twentieth (1/20) of the votes in each class of members entitled to vote at the meeting, whether present in the person nor represented by absentee ballot, shall constitute a quorum for the election of the Board of Directors.  
(Bylaws, Section 3.6)

## QUORUM HAS BEEN MET

Category	# of Members with Voting Rights	Quorum Requirement	Percent Voted
Commercial	1992	100	26.66%
Other than Single Family	639	32	36.46%
Single Family	5307	266	24.64%

# 2025 BOARD OF DIRECTORS

						
<p><b>Matt Wood</b> <i>Single Family</i></p>	<p><b>Robert Feltes</b> <i>Commercial</i></p>	<p><b>Joe Affinati</b> <i>Single Family</i></p>	<p><b>Kathleen Hernandez</b> <i>Single Family</i></p>	<p><b>Ryan Hall</b> <i>Single Family</i></p>	<p><b>Mark Napier</b> <i>Single Family</i></p>	<p><b>Craig Golden</b> <i>Other Than Single Family</i></p>
<p>President</p>	<p>Vice President</p>	<p>Treasurer</p>	<p>Secretary</p>	<p>Director</p>	<p>Director</p>	<p>Director</p>

# 2026 CANDIDATE INTRODUCTION

						
Robert Feltes Commercial	Jacqueline Lasher Single Family	Joe Affinati Single Family	Alan Miklofsky Single Family	Oscar Miranda Single Family	Vince Roberts Single Family	Craig Golden Other Than Single Family

Commercial Candidate  
1 - Director Seat Open  
(2 Year Term)

Other Than Single Family Candidate  
1- Director Seat Open  
(1 Year Term)

Single Family Candidates  
2- Director Seats Open  
(2 Year Term)

# PARTNERS AT FIRST SERVICE RESIDENTIAL

## Local Team

- Barbara Daoust, General Manager
- Debbie Deptula, Assistant Manager
- Joe Watson, Compliance Coordinator
- Ishanayna Shelley, Community Standard Coordinator
- Alexis Strauss-Kempf, Administrator

## Corporate Team

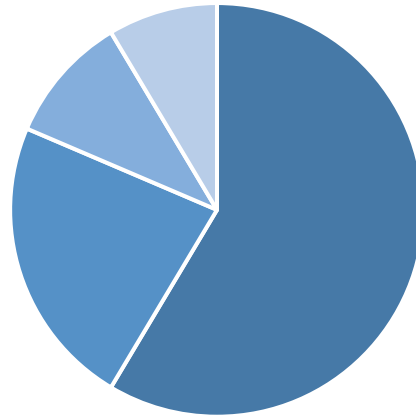
- Shane Gillespie, President
- Kristina Allen, Sr. Vice President
- Kristie Tate, Community Accountant



Barbara, Debbie, Joe, Ishanayna, & Alexis



# RANCHO VISTOSO FINANCIAL REPORT



Joe Affinati  
VCA Board Treasurer

# FINANCE REPORT AS OF DECEMBER 31, 2025

## From the Balance Sheet:

Total Operating Funds - \$830,000

Total Reserve Funds - \$4,284,000

Total Assets - \$5,324,000

Total Operating Liabilities - \$773,000

Total Reserves in the Morgan Stanley Managed Portfolio: \$3,961,000

# DECEMBER 31, 2025, FINANCIALS

- From the Revenues and Expenses statement
  - Total Income \$2,822,000
  - \$850,000 Transferred to the Reserve Fund
  - Total Administrative Expenses \$920,000
  - Total Landscaping Expenses \$1,398,000
  - Total Operating Expenses \$2,742,000
  - Total Reserve Income \$1,099,000
  - Total Reserve Expenses \$794,000

# VCA FINANCES

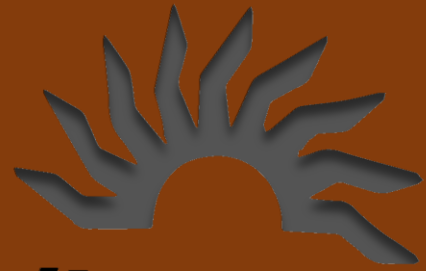
- We are in very good shape and have done a great job of controlling expenses while funding essential projects and maintaining a balanced budget.
- Our plan is to continue to contributing around \$1 million per year into the Reserves and to grow the reserves gradually to approach 80 to 90 percent of “fully funded” status.
- We are caught up on audited financial statements (2025 is in process).
- We will be conducting a physical analysis (site inspection) Reserve Study in 2026.

# SIENA (BENEFITED PARCEL) IS SEPARATE

- Balance sheet
  - Operating Funds \$8,200
  - Total Reserve Funds \$294,000
  - Total Assets \$302,400
  - Total Reserve Fund \$294,000
  - Total Liabilities & Equity \$302,400

## SIENA (REVENUE & EXPENSES)

- Total Revenue \$26,090
- Total Expenses \$23,062
- Total Reserve Income \$34,652
- Including \$25,140 Transferred from Operating to Reserves



# Vistoso

COMMUNITY ASSOCIATION



## 2025 Annual Landscape Management Report



IN PARTNERSHIP WITH



PREPARED BY

**Anthony Muñoz- Account Manager**

**William Ybarra- Landscape Division Manager**

**Jeff Hatfield- Tucson Branch Manager & Vice President**

Before



After



- Wash and drainage repairs
- Filling missing plant areas with low-water-use plants
- Removal and replacement of declining trees
- Irrigation upgrades in key areas



# Community Care & Tree Maintenance

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- Maintaining roadway visibility and safety
- Tree trimming and lifting low-hanging branches
- Parks and public space maintenance
- Attention to landscape detail



Maintaining roadway visibility



Park and trail maintenance



Community entrance maintenance



Roadway landscape

# Water Management & Turf Care



Leak detection during routine inspection



Sprinkler leak identified and repaired



Irrigation line repair

- Daily irrigation monitoring and adjustments
- Seasonal irrigation schedule changes
- Use of rain-delay features during storms
- Rapid response to irrigation leaks
- Overseed rotation program to reduce water use
- Integrated Pest Management (IPM) for turf and common areas

# ADDED VALUE

Assisting with irrigation installation



Plant material relocated to improve landscape areas



- Irrigation system audit completed by our Phoenix water conservation specialist
- Assisted vendors during irrigation infrastructure upgrades
- Relocated and transplanted plant material where possible
- Ongoing coordination with VCA to support community improvements



## 2025 Community Accomplishments

- Community-wide tree trimming and pruning
- Ongoing lawn care and turf maintenance
- Winter shrub cutbacks
- Continued focus on landscape detail
- Proud sponsor of the VCA Fall Event at Sunset Ridge Park



## Plans For 2026

- Continued tree trimming and canopy maintenance
- Landscape plant enhancements in key areas
- Wash and drainage improvements
- Irrigation system renovations and upgrades
- Continued focus on improving water management

From all of us at AAA Landscape, we're proud to serve the Rancho Vistoso community. It takes a strong company and an even stronger crew to keep everything looking its best, and the team pictured here is the reason that happens every day. Their hard work, dedication, and attention to detail make a lasting difference throughout the community. We're grateful to be part of Rancho Vistoso and look forward to continuing to serve the community as we live out our commitment to Beautify the World

## Thank You

- Rancho Vistoso Residents
- Vistoso Community Association Board of Directors
- Vistoso Community Association Parks & Landscape Committee
- FirstService Residential



*AAA LANDSCAPE IS PROUD TO HAVE  
RANCHO VISTOSO AS A PART OF OUR  
COLLECTIVE EFFORTS TO BEAUTIFY THE  
WORLD AND CREATE A LASTING POSITIVE  
IMPACT ON THE COMMUNITY*

Special Thanks To

- ❖ Rancho Vistoso Residents
- ❖ Vistoso Community Association Board of Directors
- ❖ Vistoso Community Association Landscape Committee
- ❖ FirstService Residential

Celebra

AA  
LANDSCAPE

AN UNDERWOOD BROS. COMPANY  
50 YEARS

PHOENIX

# VCA COMMITTEES

ALRC	Communications	Compliance	Finance	Governing Documents	Nominating & Elections	Parks & Landscaping
Kathleen Hernandez*	Jacqueline Lasher*	Rob Feltes*	Joe Affinati*	Matt Wood*	Ryan Hall*	Debbie Gann*
Sheryl Forte	Matt Wood	Nancy Dunham	Mark Napier	Joan Sauer	Susan Wood	Susan Wood
Dan Gann	Tim O'Keefe	Sheryl Forte	Paige Shockley	Barbara Stough	Gayle Lopez	Sheryl Forte
Lynn Huebner	Gayle Lopez	Mark Napier	Joan Sauer			Lynn Huebner
Lyle Vandermyde		Susan Wood	Barbara Stough			Joan Sauer
Susan Wood		Donna Teixeira	Robin Perkins			Lyle Vandermyde
Randy Kohout			Alan Miklofsky			

\* Indicates chairperson

The VCA is Only as Strong as its Volunteers

**VISTOSO**  
COMMUNITY ASSOCIATION

*Vistoso Community Association is a non-profit 501(c)(4)*

# 2025 VCA ACCOMPLISHMENTS

RVB Streetlight Removal	Painting Project - Walls, Restrooms, Ramadas
Irrigation Repairs - Desert Fairways & Innovation Park Dr.	Roof Tile Renovation - Hohokam, Wildlife Ridge Parks & Bell Tower
Drainage Repair - 27 Mile, Big Wash Overlook Pl Culvert, & Big View Ct.	Clean Up of Washes - Eagle Summit, Hammerstone & Kylene Canyon
Asphalt Parking Pad Replacement - 27 Mile	New Paint Palette
Somerset Canyon Park Playground Equipment	Replace Drinking Fountains

# 2025 VCA ACCOMPLISHMENTS

Installation of Solar Lights at the Bell Tower, Sunset Ridge & Las Colinas Neighborhood Monuments	Parking Enforcement on Public Roads
Upgraded Park Court Lights to LEDs - Hohokam & Wildlife Ridge Parks	Architectural Landscape Review Committee Guidelines Revisions - Pool/Spa/ Related Equipment concerning Back Washing; Security Cameras; AC Mechanical/Mini Splits; Ornamentation and Signage
Office Move	Water Audit
Mailbox Replacement in the Vistoso Crossing Neighborhood	Repairs to Siena Gate
Completion of the 2026 Reserve Study Report	Sealcoat & Crack Fill Project - Siena Roadways

# 2026 OBJECTIVES

Replace Bell Tower Artificial Turf

Irrigation Repairs - Maspalomas, Hidden Springs and Woodburne Dr

Refurbish Monument Signage

Hohokam Park - Replace Furniture & Replenish Dog Park

Repair/Replace Playground Equipment at Hohokam & Monticello Parks

Painting Common Area Walls, Rails and Tennis Court Fencing

Refurbish Wildlife Ridge Baseball Diamond

Drinking Water Fountain Replacement at Torreno Park

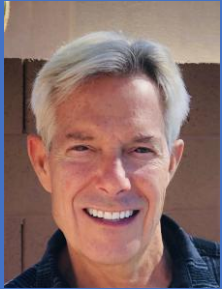






Moore Loop Park - Replenish Playgrounds Wood Fiber



# 2026 ELECTION RESULTS

Category	# of Members with Voting Rights	Total Votes	Percent Voted	2025 Annual Meeting Minutes		IRS 70-604	
				YES	NO	YES	NO
Commercial	1,992	531	26.66%	443	0	443	0
Other Than Single Family	639	233	36.46%	196	0	190	6
Single Family	5,307	1,308	24.64%	1144	22	1149	24

# 2026 ELECTION RESULTS

						
Joe Affinati Single Family	Jacqueline Lasher Single Family	Alan Miklofsky Single Family	Oscar Miranda Single Family	Vince Roberts Single Family	Craig Golden Other Than Single Family	Rob Feltes Commercial
637	529	308	348	424	182	443

2 Single Family Seats Open  
(2 Year Terms)

1 Commercial Seat Open  
(2 Year Term)

1 Other Than Single Family Seat  
Open  
(1 Year Term)

# Thank you!

- *VCA Staff*
- *Committee Members*
- *Suppliers*
- *Board Members*
- *VCA Members*

*Your efforts and support help keep Rancho Vistoso a beautiful and great place to live.*





*Coming soon!*

VCA Community Yard Sale  
Scheduled Dates:  
April 11th & Oct 3rd 2026  
Saturday from 7 AM - 2 PM

# Vistoso Community Yard Sale

Saturday  
April 11th  
2026 | Located at  
Your Home  | 7 AM  
to  
2PM

**FOR MORE INFORMATION:**

[ASKVCA@RANCHOVISTOSOHOA.com](mailto:ASKVCA@RANCHOVISTOSOHOA.com)

## ADJOURNMENT

Per Vistoso Community Association and Bylaws Article IV, Board of Directors, Section 4.2, Term and Organization, the Board of duly elected directors will convene for the Organizational Meeting immediately following the adjournment of the Annual Meeting.

This meeting is to appoint Officers and Committee Chairs.  
Homeowners are encouraged to attend.