



COMMUNITY ASSOCIATION

Board of Directors Meeting

Thursday, May 28, 2026, at 5:30 P.M.

1171 E Rancho Vistoso Blvd., #111, Oro Valley, AZ 85755

Via Zoom Platform

<https://us02web.zoom.us/j/8445866556>

Meeting ID: 844 586 6556

Homeowners are encouraged to attend.

Questions can also be submitted in advance at AskVCA@ranchovistosohoa.com

General Session Call to Order at 5:30 P.M.

Board Meetings Attendance- All people in attendance please be reasonable, respectful and courteous to all attendees.

- I. Board President's Announcements and Remarks – Matt Wood**
- II. Roll Call and Adopt Agenda**
- III. Review and Approval of Previous Open Board Meeting Minutes**
- IV. Executive Session Decisions**
 - A. Executive Session Minutes – April 29, 2026**
 - B. Pursuant to ARS 33-1804 A (5) Compliance Committee Results/Fines for May 2026**
 - C. Pursuant to ARS 33-1804 A (3 & 5) Fee Waivers for May 2026**
 - D. Pursuant to ARS 33-1804 A (3) Commercial Vehicle Variance Request**
 - E. Pursuant to ARS 33-1804 A (3) Landscape Variance Request**
 - F. Pursuant to ARS 33-1804 A (3) Gravel Variance Request**
 - G. Pursuant to ARS 33-1804 A (3) Deposit Fee Reimbursements**
- V. Call to Audience – Please state your name and neighborhood/address in VCA (3-minute limit per person)**
- VI. Reports (2-minute limit)**
 - A. Manager Report – The General Manager will provide a brief update on the status of the community.**
 - B. Financial Report of the Association & Project Tracking Tool – Joe Affinati, Treasurer**
 - C. Landscape Report – AAA Landscaping – Anthony Munoz**
 - D. Project Administration Report –Anthony Martin, AZ Project Solutions**

VII. Committee Reports (Written reports have been submitted and are posted on the VCA website for review.)

- A. Architectural and Landscaping Review Committee**
- B. Communications Committee**
- C. Compliance Committee**
- D. Finance Committee – No Meeting**
- E. Governing Documents Committee – No Meeting**
- F. Nomination Committee Report – No Meeting**
- G. Parks & Landscaping Committee**

VIII. Old Business

- A. Revised Ripple Fiber and Wyyerd Fiber Right of Entry and Installation Agreements**

IX. New Business

- A. Wildlife Park Baseball Diamond Proposals**
- B. Bell Tower Monument Proposal**
- C. Hohokam Park Playground Equipment Proposals**
- D. Idaho Central Credit Union (ICCU) Branch – Commercial Property Remodel at Safeway Plaza**
- E. Facebook Account**
- F. Stone Terrace Monument Proposal**
- G. Hohokam Park Monument Proposal**
- H. Delegation of Authority to Set Agendas & Prepare Motions for Consideration at Open Meetings**
- I. Policy to Authorize Management to waive late fees and process deposit reimbursements**
- J. Committee Charter Revisions**
- K. Board Vacancy**
- L. Water Fountain Replacement**
- M. Access Point #15 on Vistoso Trails Nature Preserve Map**

X. Next Meeting - The next General Session Meeting is tentatively scheduled for Thursday, June 25, 2026, at 5:30 P.M.

XI. Adjournment



COMMUNITY ASSOCIATION

Board of Directors Meeting – April 30, 2026

Via Webex Platform - GENERAL SESSION MINUTES

BOARD MEMBERS PRESENT: Matt Wood, President; Robert Feltes, Vice President; Kathleen Hernandez, Secretary; Mark Napier, Director; Craig Golden, Director; and Jacqueline Lasher, Director

ABSENT: Joe Affinati, Treasurer

GUESTS: Anthony Munzo, Will Ybarra and Jeff Hatfield from AAA Landscape; and Anthony Martin from AZ Project Solutions

FIRSTSERVICE RESIDENTIAL: Barbara Daoust, General Manager; and Debbie Deptula, Assistant Manager

I. BOARD PRESIDENT ANNOUNCEMENT AND REMARKS

The meeting was called to order by Board President Matt Wood at 5:30 PM.

Matt Wood reported on the following: A recent ruling in the Arizona courts has made it necessary to change the way the Board has previously considered certain matters relating to owners' appeals of violations, fines and collection fees, contemplated or pending legal actions and other items as identified in Arizona Revised Statutes as closed session material.

With this ruling, all decisions on those matters will now be made in open session though they will be discussed and considered in executive session meetings or workshops. This allows the Board to hear private information and circumstances of membership and vendors and to use that information in the Board's consideration of the members' request or the Board's actions.

With respect to these decisions, the membership will be permitted to speak before the vote of the Board but due to the personal information these types of requests typically contain, very limited information is appropriate to share in a public setting and therefore will not be made available.

II. ROLL CALL AND ADOPT AGENDA

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the agenda. The motion was approved unanimously.

III. REVIEW AND APPROVAL OF MINUTES OF PREVIOUS BOARD MEETINGS

A motion was made by Matt Wood and seconded by Jacque Lasher to approve February 26, March 26, and April 16, 2026, open meeting minutes as presented. The motion was approved unanimously.

IV. EXECUTIVE ACTION

A. Approval of Executive Session Minutes

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve February 25, March 25, and April 26, 2026, executive session minutes as reviewed and discussed at the executive session meeting on April 29, 2026. Motion passed unanimously.

B. Approval of the Compliance Committee Results/Fines for March/April 2026

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the Compliance Committee results/fines for March/April 2026 as reviewed and discussed at the executive session on April 29, 2026. The motion was approved unanimously.

C. Approval of Fee Waivers for April 2026

A motion was made by Matt Wood, seconded by Mark Napier to approve the April 2026 fee waivers as reviewed and discussed at the executive session meeting on April 29, 2026. The motion passed unanimously.

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V. MEMBER FORUM

No comments made.

VI. REPORTS

A. Management Report – Written Management report was presented and posted on the association’s website.

➤ 2026 Election Results

2025 Annual Meeting Minutes, and IRS Revenue Ruling 70-604 Results:

Category	# Of Members with Voting Rights	Total Votes	2023 Annual Meeting Minutes		IRS 70-604	
			Yes	No	Yes	No
Commercial	1,992	531	443	0	443	0
Other Than Single Family	639	233	196	0	190	6
Single Family	5,307	1,308	1,144	22	1,149	24

The 2025 Annual Meeting minutes, and IRS Ruling 70-604 were approved by the membership.

Election of Board – Single Family Seats (2 two-year terms)

Candidate	# Of Votes
Joe Affinati	637
Jacqueline Lasher	529
Vince Roberts	424
Oscar Miranda	348
Alan Miklofsky	308

Election of Board – Other Than Single Family (1 one -year term)

Candidate	# Of Votes
Craig Golden	182

Election of Board – Commercial (1 two-year term)

Candidate	# Of Votes
Robert Feltes	443

Joe Affinati, Jacqueline Lasher, Craig Golden and Rob Feltes were elected to the board.

- **Committee Volunteers** - At the April 16th meeting the board appointed committee members for the 2026-2027 term.
- **Spring Yard Sale** - The Spring Yard sale took place on Saturday, April 11, 2026, from 7:00 AM until 2:00 PM. The Fall yard sale is scheduled for Saturday, October 24.
- **Fiber Optic Installation** - A third fiber optic company, Forged Fiber 37 for Lumen (Century Link) has shown interest in installing fiber optics in the Vistoso Vista neighborhood. They have scheduled a meeting at the Oro Valley Library on May 1, 2026, from 4:00 PM to 5:00 PM to meet with residents.
- **Reserve Study** - Association Reserves has been selected to conduct an inspection of the VCA and Siena assets and provide a multi-year funding plan to fully fund reserves. This report will assist the association in the development of the 2027 budget.
- **Hohokam Park Furniture** - The board tabled this project until the reserve study is completed. This project would replace picnic tables, benches, trash cans and barbecues at Hohokam Park.
- **2026 Capital Projects** - The following capital projects have been slated and budgeted for 2026:

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- Refurbish Entryway Monuments at RVB & Oracle Rd
- Irrigation Repairs on Maspalomas, Hidden Springs and Woodburne Dr from RVB to Wildlife Ridge Park as well as the park
- Refurbish Monument Signage
- Replenish Playground wood fiber at Moore Loop Park
- Playground Equipment Replacement at Monticello and Hohokam Parks
- Park Furniture Replacement
- Replacement of drinking fountains
- Comon area wall repairs
- Painting of common area walls, rails and tennis court fencing
- Replace Bell Tower Artificial Turf
- Hohokam Dog Park Replenish
- Asphalt Parking Lots - Sunset Ridge Park
- Drainage Basin Mitigate/Repair
- Granite Replacement

At the April 30 meeting, the Board will be considering proposals for irrigation repairs, painting and artificial turf replacement projects.

- **VCA Paint Palette** - The new paint palette is available on line at the Dunn Edwards website <https://www.dunnedwards.com/colors/color-ark-pro/rancho-vistoso-master-community/approved-color-palette/> or the community website at [NEW-2025-Rancho Vistoso Master Community-Approved Color Palette.pdf](#).

B. Financial Report of the Association – Board Treasurer Joe Affinati provided a written report that can be found on the association website for February and March 2026. The report below is a financial overview of month end March 31, 2026.

- The Operating Fund balance as of March 31, 2026, is \$654,423. This is adequate to meet current and foreseen cash needs.
- The Reserve Fund balance is \$4,420,395.
- The liquidity of the association is strong to meet ongoing association needs.
- The account receivable balance is \$203,723.
- Total income for the month of March is \$234,182 which is \$2,381 under budget.
- Total expenses for March are \$225,700 which is \$19,395 under budget.
- A monthly contribution of \$79,613 was made to the reserve fund.
- Reserve Investments managed by Morgan Stanley as of March 31:

▪ Cash and Equivalent	\$ 5,006.97
▪ Savings & Time Deposits	\$ 668.91
▪ ETFs and CEFs	\$ 514,248.47
▪ Government Securities	\$ 1,529,516.70
▪ Certificates of Deposit	\$ 1,768,642.00
▪ Mutal Funds	\$ 128,404.94
▪ Total	\$ 3,946,487.99
- Siena's operating fund balance year to date is \$7,303.00 and the reserve fund year to date balance is \$302,384.
A motion was made by Matt Wood and seconded by Kathleen Hernandez to accept the February and March 2026 Treasurer and Financial Reports. The motion was approved unanimously.

C. Landscape Report – Anthony Munzo from AAA Landscape reported on the following items:

- Transition of turf from Rye back to Bermuda.
- Irrigation reduced to two days in turf areas with longer watering cycles.
- Mowing heights lowered to thin out the Rye and provide more sunlight for the Bermuda base.
- Balanced fertilizer will be applied to Bermuda to boost growth.
- Seasonal adjustments are being made to the irrigation system.

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- Pre-emergent applications are scheduled between the first week of April until mid-May for all roadways and common areas. For the turf areas a pre-emergent treatment followed by a post-emergent was completed to help with weed control during the transition.

D. Project Administration & Proposals – AZ Project Solutions report is available on the community website. It was reported that a meeting with the association’s engineer will take place next month to discuss the Bridal Veil project. Also, bids are being solicited for the baseball diamond project at Wildlife Ridge Park.

VII. COMMITTEE REPORTS

Committee Chairs provide written reports prior to the meeting and copies are distributed to the board and members for review.

- A. Architectural and Landscape Review Committee** – No questions
- B. Communication Committee** – No questions
- C. Compliance Committee** – No questions
- D. Finance Committee** – No questions
- E. Governing Documents Committee** – No meeting
- F. Nominating & Election Committee** - No meeting
- G. Parks & Landscape Committee** – No questions

VIII. OLD BUSINESS

There was no old business to discuss.

IX. NEW BUSINESS

A. Painting Proposals

The board reviewed and discussed the four bids received from Arizona Painting Company (\$76,520), Facelift Painting (\$65,815), Top Tier Painting (\$47,183), and Wrigs Building Services (\$175,000).

A motion was made by Matt Wood and seconded by Mark Napier to approve Facelift Painting proposal for \$65,815 to paint Hohokam Park tennis court fencing and the perimeter walls of St Andrews I & II, Stone Terrace, Bella Vista, Maravilla, Somerset Canyon, Monticello, Cortona, and Vistoso Crossing. Motion passed unanimously.

B. Irrigation Proposals

This Board reviewed and discussed the three bids received from AAA Landscape (\$203,041), BrightView (\$219,423), and Yellowstone (\$324,570). It was noted that the irrigation line on Maspalomas Dr. services the Master association’s common area and ROW as well as the Siena entryway landscape. Further investigation will be completed to see if it is cost effective to separate this location.

A motion was made by Matt Wood and seconded by Rob Feltes to approve AAA Landscape proposals for \$203,041 to repair the irrigation systems located at Hidden Springs, Maspalomas, and Woodburn as specified in the irrigation project RFP. Motion was unanimously approved.

C. Artificial Turf Replacement Proposals for Bell Tower Monument

The board reviewed and discussed the artificial turf proposals and a second option of replacing the turf with gravel.

A motion was made by Rob Feltes and seconded by Kathleen Hernandez to table this topic and to request the Parks & Landscape Committee review both options and provide a recommendation. Motion passed unanimously.

D. Landscape Proposals

1. Shade Trees for Hohokam Park Area Proposal

A motion was made by Matt Wood and seconded by Rob Feltes to approve the AAA Landscape proposal for \$5,516.08 to install four (4) Hybrid Mesquite trees along the southwest fence line at Hohokam Dog Park. Motion was approved unanimously.

2. Tree Removal Proposal

A motion was made by Matt Wood and seconded by Rob Feltes to approve AAA Landscape Proposal at the cost of \$990 to remove a tree infected with mistletoe off Moore Rd in the natural space behind

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12825 Mystic Pl and 12810 N Eagle Summit Dr. Motion passed unanimously.

3. Valley Vista Tree Removal Proposal

A motion was by Matt Wood and seconded by Kathleen Hernandez to approve the AAA Landscape proposal for \$690 to remove a dead tree from the common area located behind 705 E Kalalau Dr. Motion was approved unanimously.

4. Basal Trunk Spray Proposal

A motion was made by Matt Wood and seconded by Rob Feltes to approve the AAA Landscape proposal for \$900 to treat 20 trees in Valley Vista located in the common area between Romsdalen Road and Kalalau Dr. Motion passed unanimously.

E. Idaho Central Credit Union (ICCU) Branch – Commercial Property Remodel at Safeway Plaza

Ellie Thomas presenting ICCU requested the board reconsider allowing the soffit and ceiling area at the drive through to be green in color. The ALRC recommendation to the board is to keep this building area in the earth tone palette.

A motion was made by Kathleen Hernandez and seconded by Rob Feltes to send this back to ALRC to reevaluate the color request for the drive through area. Motion was unanimously approved.

F. Safeway Remodel- Exterior Paint, Signage & Cart Corral Wall

A motion was made by Matt Wood and seconded by Kathleen Hernandez to approve the ARC submittal for exterior paint, signage and installation of a wall to store shopping carts as recommended by the ALRC. Motion passed unanimously.

G. Vermillion Monument

A motion was made by Matt Wood and seconded by Rob Feltes to approve the Vermillion Monument design and the license and maintenance agreement. Motion was approved unanimously.

H. Vistoso Hills Request – Install Granite in ROW

A motion was made by Matt Wood and seconded by Rob Feltes to table this topic. Motion passed unanimously. Management will direct the Sub-association to request approval from the Town of Oro Valley. Once approval is received the master association will consider a maintenance agreement with Vistoso Hills.

I. VCA Maps

A motion was made by Matt Wood and seconded by Kathleen Hernandez to accept the VCA maps as presented by Paradigm Land. Motion passed unanimously.

J. Revised Ripple Fiber and Wyyerd Fiber Right of Entry and Installation Agreements

A motion was made by Matt Wood and seconded by Rob Feltes to authorize the VCA attorney to continue negotiations with Wyyerd & to review the release language as discussed in executive session and direct management to present the additional three invoices for irrigation repairs to Wyyerd for reimbursement. Motion was approved unanimously.

X. NEXT MEETING – The next General Session meeting is tentatively scheduled for Thursday, May 28, 2026, at 5:30 P.M.

XI. ADJOURNMENT – *A motion was made by Matt Wood and seconded by Kathleen Hernandez to adjourn the meeting at 6:46 P.M. Motion carried.*

Vistoso Community Association Secretary

Date



Management Report May 2026

For the Month of April 2026

ARC Submittals: 54

Approved: 51

Withdrawn: 3

Resales: 40

Total Work Orders: 10

Open Work Orders: 0

Closed/Completed: 10

Tennis Cards Processed

New: 1

Walk-ins: 201

Calls Received: 305

Call Center: 450

Violations: 474

Parking and landscaping continue to be the top compliance issues for this month.

Fiber Optic Installation

Currently there are four fiber optic companies, Wyyerd, Ripple, Forged Fiber 37 for Lumen (Century Link) and Quantum Fiber Home Internet, that has shown interest in installing fiber optics in Rancho Vistoso community. Residents that are experiencing installation problems with one of these companies should contact the provider directly.

Reserve Study

Association Reserves has completed the site inspection for VCA and Siena assets. The study is expected to be available for review next month. This report will assist the association to provide a multi-year funding plan to fully fund reserves and in the development of the 2027 budget.

2025 Audit

Butler Hansen, a certified public accountant firm, has been selected by the board to conduct the 2025 audit for the association. The draft report is expected to be available next month.



2026 Capital Projects

The following capital projects have been slated and budgeted for 2026:

- Refurbish Entryway Monuments at RVB & Oracle Rd
- Irrigation Repairs on Maspalomas, Hidden Springs and Woodburne Dr from RVB to Wildlife Ridge Park as well as the park – Board selected AAA Landscape for this project (\$203,041). A pre-construction meeting took place with the contractor on May 15, 2026. Waiting on schedule start date from contractor.
- Refurbish Monument Signage – The board will be reviewing the proposals for Stone Terrace and Hohokam Park Monuments at the May 28th meeting.
- Replenish Playground wood fiber at Moore Loop Park
- Playground Equipment Replacement at Monticello and Hohokam Parks – Proposals will be reviewed at the May 28th meeting by the board.
- Park Furniture Replacement – This project is on hold until the association receives the 2027 Reserve Study. This project would replace picnic tables, benches, trash cans and barbecues at Hohokam Park.
- Replacement of drinking fountain – The board will discuss the replacement of the water fountain at Torreno Park East at the May 28th meeting.
- Common area wall repairs
- Painting of common area walls, rails, bollards and tennis court fencing – The board selected Facelift Painting (\$65,815) for this project. A pre-construction meeting is scheduled for Tuesday, May 26th. This project includes the following neighborhoods: St Andrews 1 & 2, Stone Terrace, Bella Vista, Maravilla, Somerset Canyon, Stone Field, Monticello, Cortona and Vistoso Crossing.
- Replace Bell Tower Artificial Turf – The association is considering transitioning this area to decorate rock. Further discussion on this topic will occur at the May 28th meeting.
- Hohokam Dog Park Replenish – Bids are being solicited for this project.
- Asphalt Parking Lots - Sunset Ridge Park – This project is being delayed until next year to coincide with Hohokam and Wildlife Ridge parking lots.
- Drainage Basin Mitigate/Repair – Meeting for the Bridal Veil Project occurred with the association's engineer to review the design plans and set strategy.
- Granite Replacement – This project for the medians located in Center Pointe has been rescheduled to coincide with the La Canada medians and ROW.

At the May 28th meeting, the Board will be considering proposals to refurbish the Wildlife Ridge Park baseball diamond.

VCA Paint Palette

Homeowners thinking of painting their home can find the new color palette on line at the Dunn Edwards website <https://www.dunnedwards.com/colors/color-ark-pro/rancho-vistoso-master-community/approved-color-palette/> or the community website at



[NEW-2025-Rancho Vistoso Master Community-Approved Color Palette.pdf](#) . Before starting your project, please submit the Architectural and Landscaping Change Form (ALCF) which can be found on the website at [ALCF-01.15.26-Final.docx](#). If you have any questions, please contact the association office at askvca@ranchovistosohoa.com .

Vistoso Community Association
Financial Condition as of April 30, 2026
Treasurer's Report
Final

I have reviewed all of the appropriate VCA financial statements as of April 30, 2026 and report as follows.

- **Balance Sheet.**
 - **Operating Fund Balance.** The Fund Balance of \$963,966 – made up of Cash \$549,315 and Savings \$407,020 and amount due from Reserves \$7,631 - is adequate to meet current and foreseen cash needs.
 - **Reserve Fund Balance.** The reserve fund ending balance is \$4,542,589 – made up of Morgan Stanley-advised investment portfolio \$3,977,723, Money Market Account \$554,602, Accrued Interest \$29,219, less due to Operating \$7,631 and an Unamortized Discount of \$163,833 plus an Unrealized RSV gain of \$152,510.
 - **Liquidity.** Given the makeup of both Operating and Reserve Fund Balances, liquidity is very strong to meet ongoing needs.
- **Accounts Receivable and Total Operating Liabilities.** The Accounts Receivable balance, net of an allowance for doubtful accounts totaling \$96,774 is \$277,617. Total Operating Liabilities balance of \$1,027,827 is made up primarily of Prepaid Assessments \$246,217, Accrued Expenses \$122,047, Unearned Revenue \$617,146, Refundable Deposit Keys \$12,900 and Security Deposits of \$29,517.
- **Summary balances.** In summary: At 4/30/26 Total Assets are \$5,915,962. Total Liabilities plus Equity: Liabilities \$1,027,827 plus Reserves \$4,542,589 plus Surplus \$345,546 totals \$5,915,962.

Operating Fund Income Statement.

- **Income.** Total income for the month was \$257,605. This was \$12,792 over Budget. Residential assessments are \$1,957 over Budget, Builder Assessments are \$1,908 under Budget, and Commercial Dues are at Budget.
- **Expenses.** Total expenses for the month were \$220,189, \$59,480 under Budget.
- YTD Income of \$969,312 is \$6560 over Budget, while YTD Operating expenses of \$873,842 have been \$127,460 under Budget as described below. YTD Admin Expense is \$90,701 under Budget, Utilities are \$7,242 under Budget, Landscaping is \$9,494 under Budget, and Common Area is \$20,022 under Budget. This results in a YTD Operating Surplus of \$95,469 versus a Budgeted deficit of \$38,550.

- **Reserve Fund.**

- **Revenue.** As Budgeted, for April a monthly contribution from the Operating Fund was added to the Reserve Fund in the amount of \$79,613. Including Earnings and fees, Total Reserve Income was \$129,826. The full year Budget calls for \$1,105,359 Total Reserve Income. YTD Actual Reserve Income totals \$372,274.
- **Expenditures.** Reserve Fund expenditures totaled \$7,631 in April, and YTD \$113,381. Reserve Fund spending is budgeted to total \$1,396,400 for all of 2026.
- **Reserve Investments.** As of March 31, 2026, and April 30, 2026, the makeup of The Morgan Stanley managed portfolio is:

	March 2026	April 2026
<i>Cash and equivalents:</i>	<i>5,006.97</i>	<i>18,197.81</i>
<i>Savings and Time Deposits</i>	<i>668.91</i>	<i>1,039.94</i>
<i>ETFs and CEFs</i>	<i>514,248.47</i>	<i>553,296.49</i>
<i>Government Securities:</i>	<i>1,529,516.70</i>	<i>1,525,127.87</i>
<i>Certificates of Deposit:</i>	<i>1,768,642.00</i>	<i>1,765,371.72</i>
<i>Mutual Funds:</i>	<i>128,404.94</i>	<i>132,584.72</i>
<i>Total:</i>	<u><i>\$ 3,946,487.99</i></u>	<u><i>\$ 3,995,618.55</i></u>

- **Siena**

Overall financial condition. At 4/30/26 the Operating Fund balance is \$10,378 and the Reserve Fund balance is \$278,426. For April, Operating Income of \$2,317 is \$750 more than Operating Expenses of \$1,568. YTD Reserve Fund income has totaled \$11,243 while Reserve Fund Expenditures have totaled \$26,690, yielding a Reserve Fund Deficit totaling \$15,447 versus a Budgeted Surplus of \$11,246.

Joe Affinati, Treasurer



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
04/30/2026**

ASSETS

OPERATING FUNDS

US BANK - OPERATING CHECKING	533,002.82	
US BANK SAVINGS	407,020.33	
DUE (TO)/FROM RESERVES	34,320.98	

TOTAL OPERATING FUNDS **974,344.13**

RESERVE FUNDS

RESERVE USBANK -SIENA RSV	305,115.90	
RESERVE US BANK MMA	554,601.92	
MORGAN STANLEY RESERVE	570,982.34	
MORGAN STANLEY RESERVE	3,406,740.38	
UNAMORTIZED PREMIUM/DISCOUNT	(163,833.36)	
RESERVES - ACCRUED INTEREST	29,218.82	
DUE (TO)/FROM OPERATING	(34,320.98)	
UNREALIZED RSV GAIN/LOSS	152,510.37	

TOTAL RESERVE FUNDS **4,821,015.39**

DEPOSITS

REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS **3,024.22**

ACCOUNTS RECEIVABLE

ACCOUNTS RECEIVABLE	366,320.22	
ACCOUNTS RECEIVABLE - PARCELS	799.65	
PRE-LEGAL RECEIVABLE	42,507.49	
CONTINGENT PAYABLE	(42,507.49)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(96,773.57)	
AR - REPAIR REIMBURSEMENT	9,507.40	

TOTAL ACCOUNTS RECEIVABLE **279,853.70**

OTHER ASSETS

PREPAID EXPENSE INSURANCE	49,252.50	
PREPAID INCOME TAX EXPENSE	79,925.00	

TOTAL OTHER ASSETS **129,177.50**



**347Z VISTOSO COMMUNITY CONSOLIDATED
BALANCE SHEET
04/30/2026**

TOTAL ASSETS		6,207,414.94
LIABILITIES & EQUITY		
OPERATING LIABILITIES		
ACCRUED EXPENSES	123,664.51	
PREPAID ASSESSMENTS	246,182.19	
PREPAID ASSESSMENTS - PARCELS	597.00	
REFUNDABLE DEPOSIT KEYS	12,900.00	
UNEARNED REVENUE	625,970.42	
SECURITY DEPOSITS	29,517.00	
TOTAL OPERATING LIABILITIES		1,038,831.12
RESERVE		
ACCUMULATED GENERAL	4,507,568.76	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	243,445.44	
UNREALIZED GAIN/LOSS INVESTMENTS	53,338.78	
GAIN (LOSS) ON INVESTMENT	16,662.41	
TOTAL RESERVE		4,821,015.39
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	269,088.84	
PRIOR YEAR ADJUSTMENT	(17,259.33)	
CURRENT YEAR RESERVE EQUITY	(243,445.44)	
CURRENT SURPLUS/(DEFICIT)	339,184.36	
TOTAL SURPLUS/(DEFICIT)		347,568.43
TOTAL LIABILITIES & EQUITY		6,207,414.94



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
04/30/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
221,665	219,708	1,957	4000	ASSESSMENT INCOME	885,702	878,832	6,870	2,636,496
4,412	4,412	0	4000P	PARCEL ASSESSMENTS	17,649	17,650	(1)	52,951
78,952	78,952	0	4001	COMMERCIAL DUES	315,809	315,808	1	947,424
852	1,000	(148)	4030	INTEREST INCOME	3,400	4,000	(600)	12,000
150	100	50	4050FR	FILE REVIEW FEE	1,500	400	1,100	1,200
175	175	0	4050MU	MONITOR TRUSTEE SALE	525	700	(175)	2,100
600	434	166	4050RR	FILE TRANSFER FEES	1,740	1,736	4	5,208
0	100	(100)	4050T	FORECLOSURE/TRUSTEE SALES	400	400	0	1,200
11,888	1,833	10,055	4070	LATE FEE INCOME	15,463	7,332	8,131	22,000
280	210	70	4075	NSF FEE	700	840	(140)	2,520
0	1,720	(1,720)	4076	VIOLATION ADMIN FEE	0	6,880	(6,880)	20,640
7,956	9,864	(1,908)	4205	BUILDER ASSESSMENT	29,124	39,456	(10,332)	118,368
5,360	2,080	3,280	4900	VIOLATION FINES	16,890	8,320	8,570	24,960
1,000	0	1,000	4925	WORK ORDER/REIMBURSEABLE INCOME	1,000	0	1,000	0
8,340	8,250	90	4950	REBILL FEE	15,510	16,500	(990)	33,000
(79,613)	(79,613)	0	6010	GENERAL RESERVE TRANSFER	(318,452)	(318,452)	0	(955,359)
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(8,380)	(8,380)	0	(25,140)
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259,922	247,130	12,792		TOTAL INCOME	978,581	972,022	6,559	2,899,568
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E X P E N S E S								
A D M I N I S T R A T I V E								
10,285	10,061	224	5000	MANAGEMENT FEE	40,534	40,244	290	120,735
4,196	3,465	731	5000RO	OFFICE LEASE	14,347	13,860	487	41,575
0	261	(261)	5005	RESERVE STUDY	1,565	1,044	521	3,130
36,809	39,750	(2,941)	5007w	SALARIES & BENEFITS	147,446	159,000	(11,554)	477,000
8,340	8,250	90	5009A	REBILL FEE EXPENSE	15,510	16,500	(990)	33,000
280	210	70	5009B	NSF FEE EXPENSE	700	840	(140)	2,520
2,190	3,242	(1,052)	5010	LEGAL EXPENSE	9,446	12,968	(3,522)	38,900
665	1,000	(335)	5020	LIEN/COLLECTION COST	4,577	4,000	577	12,000
150	100	50	5020F	FILE REVIEW FEE	1,500	400	1,100	1,200
175	175	0	5020M	MONITOR TRUSTEE SALE	525	700	(175)	2,100
600	434	166	5020RR	FILE TRANSFER FEE EXPENSE	1,740	1,736	4	5,208
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	400	400	0	1,200
0	0	0	5030	AUDIT/TAX PREPARATION	0	5,500	(5,500)	12,870
301	600	(299)	5033F	ADVERTISING	340	1,200	(860)	2,400
35	35	0	5037	BANK CHARGES & CC FEES	140	140	0	420
0	150	(150)	5039	WEBSITE	480	600	(120)	1,800
9,697	10,295	(598)	5040	ADMINISTRATION	38,736	38,405	331	120,765
143	166	(23)	5046	NEWSLETTER	713	664	49	1,992
0	625	(625)	5047B	OFFICE EQUIPMENT RENTAL	305	2,500	(2,195)	7,500
960	650	310	5048	OFFICE EXPENSES	2,451	2,600	(149)	7,800
0	423	(423)	5052	PRINTING	(118)	1,692	(1,810)	5,078
980	740	240	5054	ARCHITECTURAL EXPENSE	2,380	2,960	(580)	8,880
0	1,000	(1,000)	5055	MEETING EXPENSE	20,124	24,000	(3,876)	24,000
0	0	0	5059	POSTAGE	777	7,200	(6,423)	8,568
1,130	890	240	5059V	VIOLATION NOTICES	3,970	3,560	410	10,680
0	1,250	(1,250)	5065	PROFESSIONAL FEES	0	2,500	(2,500)	5,000
0	0	0	5068	GIFTS	(780)	0	(780)	500
0	0	0	5070	PROPERTY TAXES	0	0	0	500
0	42,000	(42,000)	5080	CORPORATE TAXES	0	42,000	(42,000)	42,000
0	1,750	(1,750)	5088	BAD DEBT EXPENSE	(2,580)	7,000	(9,580)	21,000
4,440	4,731	(291)	5090	INSURANCE	17,208	18,924	(1,717)	56,766
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
0	92	(92)	P5005A	RESERVE STUDY	550	368	182	1,100
0	2,104	(2,104)	P5080	TAX - CORPORATION	0	2,104	(2,104)	2,104
38	38	(1)	P5090	INSURANCE	138	150	(12)	450
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81,412	134,487	(53,075)		TOTAL ADMINISTRATIVE	323,124	415,759	(92,635)	1,085,741
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U T I L I T I E S								



**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
04/30/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	***** ANNUAL BUDGET
10,335	17,000	(6,665)	5100	WATER/SEWER	58,742	68,000	(9,258)	204,000
1,259	1,267	(8)	5120	ELECTRIC	5,157	5,068	89	15,204
450	270	180	5151	TELEPHONE	1,799	1,078	721	3,232
738	369	369	5151B	INTERNET	2,548	1,479	1,069	4,437
209	70	139	5152	ALARM MONITORING	418	280	138	1,015
88	178	(90)	P5100	WATER/SEWER	501	712	(211)	2,136
53	48	5	P5120	ELECTRIC	212	190	22	570
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13,132	19,202	(6,070)		TOTAL UTILITIES	69,377	76,807	(7,430)	230,594
				LANDSCAPING				
108,554	108,562	(8)	5200	LANDSCAPE CONTRACT	434,240	434,248	(8)	1,302,744
8,208	0	8,208	5218	MAJOR PROJECTS	11,953	3,000	8,953	38,500
793	1,167	(374)	5220	IRRIGATION REPAIRS	4,741	4,668	73	14,004
0	400	(400)	5222	BACKFLOW INSPEC/RPRS	149	1,600	(1,451)	4,800
0	3,000	(3,000)	5228	EROSION CONTROL	0	12,000	(12,000)	36,000
0	2,500	(2,500)	5240	TREE TRIMMING/REMOVAL	4,939	10,000	(5,061)	30,000
767	760	7	P5200	LANDSCAPE CONTRACT	3,047	3,039	8	9,118
0	8	(8)	P5220	IRRIGATION REPAIRS	0	32	(32)	100
0	0	0	P5240	PLANT REPLACEMENT	1,796	0	1,796	0
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118,323	116,397	1,926		TOTAL LANDSCAPE	460,864	468,587	(7,723)	1,435,266
				POOL/SPA/CLUBHOUSE				
233	230	3	P5350	FOUNTAIN MAINTENANCE	932	920	12	5,800
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233	230	3		TOTAL POOLS	932	920	12	5,800
				GATES				
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,040	1,040	0	3,120
0	100	(100)	P5511	GATE REPAIRS	0	200	(200)	400
128	136	(8)	P5517	GATE PHONE	514	544	(30)	1,632
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388	496	(108)		TOTAL GATES	1,554	1,784	(230)	5,152
				COMMON AREA				
365	500	(135)	5700	BUILDING MAINTENANCE	365	2,000	(1,635)	6,000
241	500	(259)	5700K	KEYS/LOCK REPAIR	525	2,000	(1,475)	6,000
0	400	(400)	5722	ELECTRIC REPAIRS/SUPPLIES	0	1,600	(1,600)	4,800
0	692	(692)	5740	SIGN MAINTENANCE	0	2,768	(2,768)	8,300
2,345	2,386	(41)	5769A	JANITORIAL	9,428	9,544	(116)	28,630
2,290	2,239	51	5774	PET WASTE REMOVAL	6,870	8,956	(2,086)	26,868
1,773	2,062	(289)	5779CC	SECURITY PATROL	7,093	8,248	(1,155)	24,744
600	1,167	(567)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,170	4,666	(3,496)	14,000
0	2,248	(2,248)	5845	PARK MAINT	0	4,496	(4,496)	8,992
655	417	238	5850	EXTERMINATING	1,270	1,666	(396)	5,000
0	200	(200)	5895	TENNIS COURT MAINTENANCE	0	800	(800)	2,400
0	0	0	P5739	STREET SWEEPING	269	270	(1)	1,078
0	0	0	P5800	COMMON AREA MAINTAINENCE	0	0	0	200
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8,269	12,811	(4,542)		TOTAL COMMON AREA	26,991	47,014	(20,023)	137,012
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221,757	283,623	(61,866)		TOTAL OPERATING EXPENSES	882,842	1,010,871	(128,029)	2,899,565
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38,165	(36,493)	74,658		OPERATING FUND SURPLUS/(DEFICIT)	95,739	(38,849)	134,588	3
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**347Z VISTOSO COMMUNITY CONSOLIDATED
STATEMENT OF REVENUES & EXPENSES
04/30/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
I N C O M E							
79,613	79,613	0	7010	318,452	318,452	0	955,359
49,479	12,500	36,979	7034	54,202	50,000	4,202	150,000
1,435	0	1,435	7069	2,473	0	2,473	0
2,095	2,095	0	P7010	8,380	8,380	0	25,140
637	716	(79)	P7034	2,863	2,866	(3)	8,600
(702)	0	(702)	8537	(2,854)	0	(2,854)	0
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132,558	94,924	37,634		383,516	379,698	3,818	1,139,099
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E X P E N D I T U R E S							
0	0	0	8510	1,300	0	1,300	49,200
0	0	0	8520	4,350	0	4,350	139,800
0	0	0	8525	0	0	0	140,000
0	0	0	8526	0	0	0	7,800
7,631	0	7,631	8530	7,631	0	7,631	3,400
0	0	0	8541	0	0	0	57,500
0	0	0	8543P	0	0	0	135,000
0	0	0	8550	0	0	0	239,000
0	0	0	8575	4,700	0	4,700	259,700
0	0	0	8578D	95,400	365,000	(269,600)	365,000
26,690	0	26,690	P8510	26,690	0	26,690	10,433
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34,321	0	34,321		140,071	365,000	(224,929)	1,406,833
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98,237	94,924	3,313		243,445	14,698	228,747	(267,734)
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**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
04/30/2026**

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	549,315.01	
US BANK SAVINGS	407,020.33	
DUE (TO)/FROM RESERVES	7,631.00	

TOTAL OPERATING FUNDS		963,966.34
RESERVE FUNDS		
RESERVE US BANK MMA	554,601.92	
MORGAN STANLEY RESERVE	570,982.34	
MORGAN STANLEY RESERVE	3,406,740.38	
UNAMORTIZED PREMIUM/DISCOUNT	(163,833.36)	
RESERVES - ACCRUED INTEREST	29,218.82	
DUE (TO)/FROM OPERATING	(7,631.00)	
UNREALIZED RSV GAIN/LOSS	152,510.37	

TOTAL RESERVE FUNDS		4,542,589.47
DEPOSITS		
REFUNDABLE DEPOSITS SECURITY DEPOSITS	3,024.22	

TOTAL DEPOSITS		3,024.22
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	364,883.62	
PRE-LEGAL RECEIVABLE	42,777.49	
CONTINGENT PAYABLE	(42,777.49)	
ALLOWANCE FOR DOUBTFUL ACCOUNTS	(96,773.57)	
AR - REPAIR REIMBURSEMENT	9,507.40	

TOTAL ACCOUNTS RECEIVABLE		277,617.45
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	48,840.00	
PREPAID INCOME TAX EXPENSE	79,925.00	

TOTAL OTHER ASSETS		128,765.00

TOTAL ASSETS		5,915,962.48



**347 VISTOSO COMMUNITY ASSOCIATION
BALANCE SHEET
04/30/2026**

LIABILITIES & EQUITY	
OPERATING LIABILITIES	
ACCRUED EXPENSES	122,047.19
PREPAID ASSESSMENTS	246,216.62
REFUNDABLE DEPOSIT KEYS	12,900.00
UNEARNED REVENUE	617,145.75
SECURITY DEPOSITS	29,517.00

TOTAL OPERATING LIABILITIES	1,027,826.56
RESERVE	
ACCUMULATED GENERAL	4,213,695.65
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	258,892.63
UNREALIZED GAIN/LOSS INVESTMENTS	53,338.78
GAIN (LOSS) ON INVESTMENT	16,662.41

TOTAL RESERVE	4,542,589.47
OPERATING SURPLUS (DEFICIT)	
ACCUMULATED SURPLUS (DEFICIT)	267,336.59
PRIOR YEAR ADJUSTMENT	(17,259.33)
CURRENT YEAR RESERVE EQUITY	(258,892.63)
CURRENT SURPLUS/(DEFICIT)	354,361.82

TOTAL SURPLUS/(DEFICIT)	345,546.45

TOTAL LIABILITIES & EQUITY	5,915,962.48
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**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
04/30/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
221,665	219,708	1,957	4000	ASSESSMENT INCOME	885,702	878,832	6,870	2,636,496
78,952	78,952	0	4001	COMMERCIAL DUES	315,809	315,808	1	947,424
852	1,000	(148)	4030	INTEREST INCOME	3,400	4,000	(600)	12,000
150	100	50	4050FR	FILE REVIEW FEE	1,500	400	1,100	1,200
175	175	0	4050MU	MONITOR TRUSTEE SALE	525	700	(175)	2,100
600	434	166	4050RR	FILE TRANSFER FEES	1,740	1,736	4	5,208
0	100	(100)	4050T	FORECLOSURE/TRUSTEE SALES	400	400	0	1,200
11,888	1,833	10,055	4070	LATE FEE INCOME	15,463	7,332	8,131	22,000
280	210	70	4075	NSF FEE	700	840	(140)	2,520
0	1,720	(1,720)	4076	VIOLATION ADMIN FEE	0	6,880	(6,880)	20,640
7,956	9,864	(1,908)	4205	BUILDER ASSESSMENT	29,124	39,456	(10,332)	118,368
5,360	2,080	3,280	4900	VIOLATION FINES	16,890	8,320	8,570	24,960
1,000	0	1,000	4925	WORK ORDER/REIMBURSEABLE INCOME	1,000	0	1,000	0
8,340	8,250	90	4950	REBILL FEE	15,510	16,500	(990)	33,000
(79,613)	(79,613)	0	6010	GENERAL RESERVE TRANSFER	(318,452)	(318,452)	0	(955,359)
<u>257,605</u>	<u>244,813</u>	<u>12,792</u>		TOTAL INCOME	<u>969,312</u>	<u>962,752</u>	<u>6,560</u>	<u>2,871,757</u>
E X P E N S E S								
A D M I N I S T R A T I V E								
10,285	10,061	224	5000	MANAGEMENT FEE	40,534	40,244	290	120,735
4,196	3,465	731	5000RO	OFFICE LEASE	14,347	13,860	487	41,575
0	261	(261)	5005	RESERVE STUDY	1,565	1,044	521	3,130
36,809	39,750	(2,941)	5007w	SALARIES & BENEFITS	147,446	159,000	(11,554)	477,000
8,340	8,250	90	5009A	REBILL FEE EXPENSE	15,510	16,500	(990)	33,000
280	210	70	5009B	NSF FEE EXPENSE	700	840	(140)	2,520
2,190	3,242	(1,052)	5010	LEGAL EXPENSE	9,446	12,968	(3,522)	38,900
665	1,000	(335)	5020	LIEN/COLLECTION COST	4,577	4,000	577	12,000
150	100	50	5020F	FILE REVIEW FEE	1,500	400	1,100	1,200
175	175	0	5020M	MONITOR TRUSTEE SALE	525	700	(175)	2,100
600	434	166	5020RR	FILE TRANSFER FEE EXPENSE	1,740	1,736	4	5,208
0	0	0	5020T	FORECLOSURE/TRUSTEE SALES	400	400	0	1,200
0	0	0	5030	AUDIT/TAX PREPARATION	0	5,500	(5,500)	12,870
301	600	(299)	5033F	ADVERTISING	340	1,200	(860)	2,400
35	35	0	5037	BANK CHARGES & CC FEES	140	140	0	420
0	150	(150)	5039	WEBSITE	480	600	(120)	1,800
9,697	10,295	(598)	5040	ADMINISTRATION	38,736	38,405	331	120,765
143	166	(23)	5046	NEWSLETTER	713	664	49	1,992
0	625	(625)	5047B	OFFICE EQUIPMENT RENTAL	305	2,500	(2,195)	7,500
960	650	310	5048	OFFICE EXPENSES	2,451	2,600	(149)	7,800
0	423	(423)	5052	PRINTING	(118)	1,692	(1,810)	5,078
980	740	240	5054	ARCHITECTURAL EXPENSE	2,380	2,960	(580)	8,880
0	1,000	(1,000)	5055	MEETING EXPENSE	20,124	24,000	(3,876)	24,000
0	0	0	5059	POSTAGE	777	7,200	(6,423)	8,568
1,130	890	240	5059V	VIOLATION NOTICES	3,970	3,560	410	10,680
0	1,250	(1,250)	5065	PROFESSIONAL FEES	0	2,500	(2,500)	5,000
0	0	0	5068	GIFTS	(780)	0	(780)	500
0	0	0	5070	PROPERTY TAXES	0	0	0	500
0	42,000	(42,000)	5080	CORPORATE TAXES	0	42,000	(42,000)	42,000
0	1,750	(1,750)	5088	BAD DEBT EXPENSE	(2,580)	7,000	(9,580)	21,000
4,440	4,731	(291)	5090	INSURANCE	17,208	18,924	(1,717)	56,766
0	0	0	5090D	INSURANCE DEDUCTIBLE	0	0	0	5,000
<u>81,374</u>	<u>132,253</u>	<u>(50,879)</u>		TOTAL ADMINISTRATIVE	<u>322,436</u>	<u>413,137</u>	<u>(90,701)</u>	<u>1,082,087</u>
U T I L I T I E S								
10,335	17,000	(6,665)	5100	WATER/SEWER	58,742	68,000	(9,258)	204,000
1,259	1,267	(8)	5120	ELECTRIC	5,157	5,068	89	15,204
450	270	180	5151	TELEPHONE	1,799	1,078	721	3,232
738	369	369	5151B	INTERNET	2,548	1,479	1,069	4,437



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
04/30/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
209	70	139	5152	ALARM MONITORING	418	280	138	1,015
12,991	18,976	(5,985)		TOTAL UTILITIES	68,663	75,905	(7,242)	227,888
LANDSCAPING								
108,554	108,562	(8)	5200	LANDSCAPE CONTRACT	434,240	434,248	(8)	1,302,744
8,208	0	8,208	5218	MAJOR PROJECTS	11,953	3,000	8,953	38,500
793	1,167	(374)	5220	IRRIGATION REPAIRS	4,741	4,668	73	14,004
0	400	(400)	5222	BACKFLOW INSPEC/RPRS	149	1,600	(1,451)	4,800
0	3,000	(3,000)	5228	EROSION CONTROL	0	12,000	(12,000)	36,000
0	2,500	(2,500)	5240	TREE TRIMMING/REMOVAL	4,939	10,000	(5,061)	30,000
117,555	115,629	1,926		TOTAL LANDSCAPE	456,022	465,516	(9,494)	1,426,048
COMMON AREA								
365	500	(135)	5700	BUILDING MAINTENANCE	365	2,000	(1,635)	6,000
241	500	(259)	5700K	KEYS/LOCK REPAIR	525	2,000	(1,475)	6,000
0	400	(400)	5722	ELECTRIC REPAIRS/SUPPLIES	0	1,600	(1,600)	4,800
0	692	(692)	5740	SIGN MAINTENANCE	0	2,768	(2,768)	8,300
2,345	2,386	(41)	5769A	JANITORIAL	9,428	9,544	(116)	28,630
2,290	2,239	51	5774	PET WASTE REMOVAL	6,870	8,956	(2,086)	26,868
1,773	2,062	(289)	5779CC	SECURITY PATROL	7,093	8,248	(1,155)	24,744
600	1,167	(567)	5800	COMMON AREA MAINTENANCE/REPAIRS	1,170	4,666	(3,496)	14,000
0	2,248	(2,248)	5845	PARK MAINT	0	4,496	(4,496)	8,992
655	417	238	5850	EXTERMINATING	1,270	1,666	(396)	5,000
0	200	(200)	5895	TENNIS COURT MAINTENANCE	0	800	(800)	2,400
8,269	12,811	(4,542)		TOTAL COMMON AREA	26,722	46,744	(20,022)	135,734
220,189	279,669	(59,480)		TOTAL OPERATING EXPENSES	873,842	1,001,302	(127,460)	2,871,757
37,415	(34,856)	72,271		OPERATING FUND SURPLUS/(DEFICIT)	95,469	(38,550)	134,019	0



**347 VISTOSO COMMUNITY ASSOCIATION
STATEMENT OF REVENUES & EXPENSES
04/30/2026**

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
INCOME							
79,613	79,613	0	7010	318,452	318,452	0	955,359
49,479	12,500	36,979	7034	54,202	50,000	4,202	150,000
1,435	0	1,435	7069	2,473	0	2,473	0
(702)	0	(702)	8537	(2,854)	0	(2,854)	0
-----	-----	-----		-----	-----	-----	-----
129,826	92,113	37,713		372,274	368,452	3,822	1,105,359
-----	-----	-----		-----	-----	-----	-----
EXPENDITURES							
0	0	0	8510	1,300	0	1,300	49,200
0	0	0	8520	4,350	0	4,350	139,800
0	0	0	8525	0	0	0	140,000
0	0	0	8526	0	0	0	7,800
7,631	0	7,631	8530	7,631	0	7,631	3,400
0	0	0	8541	0	0	0	57,500
0	0	0	8543P	0	0	0	135,000
0	0	0	8550	0	0	0	239,000
0	0	0	8575	4,700	0	4,700	259,700
0	0	0	8578D	95,400	365,000	(269,600)	365,000
-----	-----	-----		-----	-----	-----	-----
7,631	0	7,631		113,381	365,000	(251,619)	1,396,400
-----	-----	-----		-----	-----	-----	-----
122,195	92,113	30,082		258,893	3,452	255,441	(291,041)
=====	=====	=====		=====	=====	=====	=====



**347A VISTOSO- SIENA
BALANCE SHEET
04/30/2026**

ASSETS

OPERATING FUNDS		
OPERATING - US BANK	(16,312.19)	
DUE (TO)/FROM RESERVES	26,689.98	

TOTAL OPERATING FUNDS		10,377.79
RESERVE FUNDS		
RESERVE USBANK -SIENA RSV	305,115.90	
DUE (TO)/FROM OPERATING	(26,689.98)	

TOTAL RESERVE FUNDS		278,425.92
ACCOUNTS RECEIVABLE		
ACCOUNTS RECEIVABLE	1,436.60	
ACCOUNTS RECEIVABLE - PARCELS	799.65	
PRE-LEGAL RECEIVABLE	(270.00)	
CONTINGENT PAYABLE	270.00	

TOTAL ACCOUNTS RECEIVABLE		2,236.25
OTHER ASSETS		
PREPAID EXPENSE INSURANCE	412.50	

TOTAL OTHER ASSETS		412.50

TOTAL ASSETS		291,452.46
		=====

LIABILITIES & EQUITY

OPERATING LIABILITIES		
ACCRUED EXPENSES	1,617.32	
PREPAID ASSESSMENTS	(34.43)	
PREPAID ASSESSMENTS - PARCELS	597.00	
UNEARNED REVENUE	8,824.67	

TOTAL OPERATING LIABILITIES		11,004.56



**347A VISTOSO- SIENA
BALANCE SHEET
04/30/2026**

RESERVE		
ACCUMULATED GENERAL	293,873.11	
C/Y GENERAL RESERVE SURPLUS/(DEFICIT)	(15,447.19)	

TOTAL RESERVE		278,425.92
OPERATING SURPLUS (DEFICIT)		
ACCUMULATED SURPLUS (DEFICIT)	1,752.25	
CURRENT YEAR RESERVE EQUITY	15,447.19	
CURRENT SURPLUS/(DEFICIT)	(15,177.46)	

TOTAL SURPLUS/(DEFICIT)		2,021.98

TOTAL LIABILITIES & EQUITY		291,452.46
		=====



347A VISTOSO- SIENA
STATEMENT OF REVENUES & EXPENSES
04/30/2026

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)			***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
I N C O M E								
4,412	4,412	0	4000P	PARCEL ASSESSMENTS	17,649	17,650	(1)	52,951
(2,095)	(2,095)	0	P6010	GENERAL RESERVE TRANSFER	(8,380)	(8,380)	0	(25,140)
-----	-----	-----			-----	-----	-----	-----
2,317	2,317	0		TOTAL INCOME	9,269	9,270	(1)	27,811
-----	-----	-----			-----	-----	-----	-----
E X P E N S E S								
A D M I N I S T R A T I V E								
0	92	(92)	P5005A	RESERVE STUDY	550	368	182	1,100
0	2,104	(2,104)	P5080	TAX - CORPORATION	0	2,104	(2,104)	2,104
38	38	(1)	P5090	INSURANCE	138	150	(12)	450
-----	-----	-----			-----	-----	-----	-----
38	2,234	(2,197)		TOTAL ADMINISTRATIVE	688	2,622	(1,934)	3,654
-----	-----	-----			-----	-----	-----	-----
U T I L I T I E S								
88	178	(90)	P5100	WATER/SEWER	501	712	(211)	2,136
53	48	5	P5120	ELECTRIC	212	190	22	570
-----	-----	-----			-----	-----	-----	-----
141	226	(85)		TOTAL UTILITIES	713	902	(189)	2,706
-----	-----	-----			-----	-----	-----	-----
L A N D S C A P I N G								
767	760	7	P5200	LANDSCAPE CONTRACT	3,047	3,039	8	9,118
0	8	(8)	P5220	IRRIGATION REPAIRS	0	32	(32)	100
0	0	0	P5240	PLANT REPLACEMENT	1,796	0	1,796	0
-----	-----	-----			-----	-----	-----	-----
767	768	(1)		TOTAL LANDSCAPE	4,843	3,071	1,772	9,218
-----	-----	-----			-----	-----	-----	-----
P O O L / S P A / C L U B H O U S E								
233	230	3	P5350	FOUNTAIN MAINTENANCE	932	920	12	5,800
-----	-----	-----			-----	-----	-----	-----
233	230	3		TOTAL POOLS	932	920	12	5,800
-----	-----	-----			-----	-----	-----	-----
G A T E S								
260	260	0	P5500	GATE MAINTENANCE CONTRACT	1,040	1,040	0	3,120
0	100	(100)	P5511	GATE REPAIRS	0	200	(200)	400
128	136	(8)	P5517	GATE PHONE	514	544	(30)	1,632
-----	-----	-----			-----	-----	-----	-----
388	496	(108)		TOTAL GATES	1,554	1,784	(230)	5,152
-----	-----	-----			-----	-----	-----	-----
C O M M O N A R E A								
0	0	0	P5739	STREET SWEEPING	269	270	(1)	1,078
0	0	0	P5800	COMMON AREA MAINTAINENCE	0	0	0	200
-----	-----	-----			-----	-----	-----	-----
0	0	0		TOTAL COMMON AREA	269	270	(1)	1,278
-----	-----	-----			-----	-----	-----	-----
1,568	3,954	(2,386)		TOTAL OPERATING EXPENSES	9,000	9,569	(569)	27,808
-----	-----	-----			-----	-----	-----	-----
750	(1,637)	2,387		OPERATING FUND SURPLUS/(DEFICIT)	270	(299)	569	3
-----	-----	-----			-----	-----	-----	-----



347A VISTOSO- SIENA
 STATEMENT OF REVENUES & EXPENSES
 04/30/2026

***** ACTUAL	CURRENT PERIOD BUDGET	***** OVER (UNDER)		***** ACTUAL	YEAR-TO-DATE BUDGET	***** OVER (UNDER)	ANNUAL BUDGET
RESERVE FUND							
I N C O M E							
2,095	2,095	0	P7010	PARCEL TRANSFER TO RESERVES	8,380	8,380	25,140
637	716	(79)	P7034	INTEREST RESERVE FUNDS	2,863	2,866	8,600
-----	-----	-----			-----	-----	-----
2,732	2,811	(79)		TOTAL RESERVE INCOME	11,243	11,246	33,740
-----	-----	-----			-----	-----	-----
E X P E N D I T U R E S							
26,690	0	26,690	P8510	PARCEL - GENERAL RESERVE EXPENSE	26,690	0	10,433
-----	-----	-----			-----	-----	-----
26,690	0	26,690		TOTAL RESERVE EXPENDITURES	26,690	0	10,433
-----	-----	-----			-----	-----	-----
(23,958)	2,811	(26,769)		RESERVE FUND SURPLUS/(DEFICIT)	(15,447)	11,246	23,307
=====	=====	=====			=====	=====	=====

2026 VCA Project Tracking Tool

Budget GL #	Component #	Description	Budget	Project Cost as of 4/30/2026	Completed
8525	106	Monument Signs	\$ 140,000.00		
****8520	1082, 1154, 1020A, 1074A	Repaint	\$ 139,800.00	\$ 4,350.00	
8526	1043	Water Fountain Replacement	\$ 7,800.00		
8530	1201*****	Asphalt	\$ 3,400.00	\$ 7,631.00	10/25
8541	1093C, 1095	Granite	\$ 57,500.00		
8543P	1120A	Park Furniture	\$ 135,000.00		
8550	1048, 1130A	Park Equipment	\$ 239,000.00		
***8575	161B, 163, 321, 1033	Irrigation	\$ 259,700.00	\$ 4,700.00	
**8578D	190/191	Drainage	\$ 365,000.00	\$ 95,400.00	1/26
8510	140	Common Area Wall Repairs	\$ 21,000.00		
8510	674	Replenish Playground Wood Chips	\$ 8,800.00		
8510	1109	Dog Park Replenish	\$ 4,400.00		
8510	110	Mouments	\$ 10,000.00		
*5810	1300	Replace Artificial Turf	\$ 5,000.00	\$ 1,300.00	
Total			\$ 1,396,400.00	\$ 113,381.00	

* Board approved \$2,600 for AZ Project Solutions to oversee Turf Project.

** Big View Ct Project finished in January 2026. Sky Island Restoration final payment: \$92,540; WLB Preliminary & final Inspection : \$1,100 and AZ project final payment \$1,750.

*** Board approved \$9,400 for AZ Project Solutions to oversee Irrigation Repair Project.

**** Board approved \$8,700 for AZ Project Solutions to oversee Paint Project.

*****The Sunset Ridge Parking Lots deferred until 2027. The 27 Mile Parking pad ws completed in 10/25 but paid in April 2026.

Turf /Parks

Park transition is coming in a little slow, but the turf is starting to green up. To help with the transition, we've been using the power rake to remove patches of dead ryegrass and clear out built-up thatch that has accumulated over the past year. This helps open up the turf, improve airflow, and allow the Bermuda to fill in and respond better as temperatures warm up. This is one part of our turf care process and will also help prepare the lawns for aeration in the coming weeks.

Irrigation

Seasonal irrigation adjustments have been ongoing to keep up with warmer temperatures and changing weather conditions. Run times are being monitored and adjusted as needed to keep the turf healthy while avoiding unnecessary water use. Sprinkler coverage in the park areas is also being fine-tuned to improve overall turf appearance and help support green-up as the lawns continue transitioning out of winter.

Post Emergent/ IPM

Weed control throughout the community continues to stay under control with ongoing monitoring and treatments by the spray tech. Targeted applications are being made as needed to stay ahead of new weed growth and help keep the community looking clean, and the seasonal Pre-emergent applications for the common areas, roadsides, and parks have also been completed

Site damage/ Storm damage

On May 19th, while one of the crews was working on La Cañada, they spotted vehicle damage in the medians just before Moore Rd. One tree was heavily damaged, and another was completely run over. A proposal will be submitted to replace the damaged trees.

Proposals submitted, signed and work completed.

- Hohokam Turf Hydro Seeding- Signed & Pending Start Date
- Hohokam Dog Park Tree Install- Signed & Pending Start Date
- Irrigation Repairs, Woodburne, Hidden Springs & Maspalomas/Cortona- Signed & Pending Start Date
- Moore Rd Mistletoe Tree Removal- Completed May 13th
- Valley Vista Tree Removal- Completed May 20th
- Valley Vista 20 Tree Trunk Spraying- Completed May 12th
- Replacement of Contaminated DG on Moore Rd- Sent March 13th
- Stone Terrace Monument Refurbish- Sent April 24th
- Vistoso Highlands Monument Artificial Turf Removal- Sent April 22th
- Wildlife Park Diamond Refurbishment- Sent April 24th

• **Work orders.**

12 Work Orders have been Completed April

Vistoso Projects Update

May 19, 2026

Bridal Veil Erosion (**In progress**)

- August 26 2022 meeting, (Barbara Daoust, Tracy Bogardus (Bogardus engineering), John Wise (WLB Engineering) and Paul Oland (Paradigm Land Design) and Anthony Martin). (**Complete**)
 - Paradigm has agreed to the concept and will grant the necessary easements for our design.
- Feb 9, 2023 - Tracy presented his drainage report at the BOD meeting (**Complete**).
 - A proposal for “Phase 2” of the erosion Repair was presented and approved by the BOD
 - The BOD stipulated they wanted to get a legal opinion on the financial responsibility for the Bridal Veil Project.
- March 10, 2023 - Bod Meeting with John Spiker to discuss direction of Bridal Veil (**Complete**).
 - Anthony Martin inspected and made a request for direction on additional fencing.

“I looked at the fencing placed around the severe erosion at Bridal Veil yesterday (shown in Blue on the pictures below).

The North-West Side of the erosion is secured by a temporary fence. The South-East side is not fenced as the terrain is extreme and very difficult to move through.

We could have additional fencing to completely encircle the worst of the erosion (see possible additional fence in red).”



- April 18, 2023

The TOV and members of the BOD and management met to discuss moving the Bridal Veil project forward.

To date, the engineer, Tracy Bogardus has completed his report and preliminary proposal.

The developer of the adjoining land, Paradigm, have agreed to accept the flow of water and combine it into their G&D plans. This is contingent on the acceptance of the zoning change to move their development forward.



Vistoso Projects Update

May 19, 2026

The Association will meet again with Tracy Bogardus to explore the most cost-effective erosion repair plan to move forward and submit this to the Board of Directors.

A preliminary version of this plan will need to be endorsed by the TOV prior to submission.

- – The Town of Oro are meeting with the members of the BOD, management and representative from the adjoining property owner, “paradigm”.
 - This meeting will be to discuss possible options on the repair of the Bridal Veil Erosion.
- May 16, 2023
 - A meeting is scheduled for May 30, 2023 at the Vistoso Association office. The agenda items are:
 - Discuss plan options for the minimum specifications.
 - Discuss cost estimate (best guess from engineer) for the a minimum plan to be constructed.
 - Discuss cost of annual ongoing maintenance of the minimum plan.
- June 20, 2023
 - Tracy Bogardus Engineering submitted an addendum to the originally approved estimate.
 - The updated plan will design the channel so we do not have to rely on “tying in” with the newly planned “Paradigm” development to the East.
 - The additional cost for the updated plan is \$1,920.
- June 5
 - The signed copy of the amended Bridal Veil Plan was sent to Tracy.
 - We expect to have the plan completed by the end of July.
- Oct 18
 - Bogardus Engineering have received their deposit and will be completing their updated plans tentatively by the week of October 23.
- Jan 16, 2024
 - We are expecting the Bridal Veil survey by the end of January, 2024.
- Feb 21, 2024
 - Tracy Bogardus will be submitting the survey by Feb 23, 2024.
- April 16, 2024
 - Plans were received from Tracy Bogardus and were submitted to the Town of Oro (John Spiker) for review.
 - We are waiting for the plan review from John Spiker.
- May 22, 2024
 - Town of Oro reviewed the Bridal Veil plans and sent back comments for plan revision.
 - Tracy Bogardus is making the requested changes to the plans. Scheduled to be completed by end of May.
- June 18, 2024
 - Revisions are to be completed and resubmitted to the City by the week of June 24.
- July 17, 2024
 - Tracy will be sending John Spiker the updates for the profile of the channel and update to the Drainage Report July 17, 2024.
- August 20, 2024

Vistoso Projects Update

May 19, 2026

- Town of Oro (John Spiker) reviewed and made comments on the plan updates from Tracy Bogardus Aug 5.
- Tracy sent the adjustments back to the Town of Oro for additional review Aug7. We are waiting for John Spikers review and approval.

- Sept 17 2024
 - The updated plans were sent to Town of Oro and we are awaiting final review.

- Oct 15 2024
 - The engineering plans were endorsed by the Town of Oro.
 - An RFP will be sent out when requested.

- Nov 19, 2024
 - An RFP will be sent out when requested.

- **May 19, 2026**
 - Management met with Tracy Bogardus on May 11, 2026 to discuss steps to restart the Bridal Veil Wash Repair Project.
 - Updated drone pictures and video were taken and sent to Barbara and Tracy.
 - Tracy will be sending pricing to complete a new survey and updated plans.





Vistoso Projects Update

May 19, 2026

2026 Painting

Feb 18, 2026

- RFP completed and being sent to Dunn Edwards for creation of the Paint Specification document.
- Contractors being sourced in compliance with VIVE program.
 - Nominated contractors to be confirmed by management

April 22, 2026

- Paint Spec created by Dunn Edwards
- RFP sent to the following contractors March 11:
 - Arizona Paint Company
 - Facelift Painting
 - Top Tier Painting
 - Wrigs Building Services
- Walkthrough with contractors and Dunn Edwards was completed March 26
- All 4 bids were received from Contractors
 - BOD to review attached Matrix and Bids

May 19, 2026

- The 2026 Painting Project was awarded to Facelift Painting.
- The Painting agreement was signed by Facelift Painting – to be co-signed by the BOD.
- A Pre-con Meeting has been scheduled for Tuesday, May 26, 2026.

2026 Irrigation

Feb 18, 2026

- RFP Completed
- Contractors being sourced in compliance with VIVE program.
 - Nominated contractors to be confirmed by management

April 22, 2026

- RFP sent to the following contractors March 6:
 - AAA Landscaping
 - BrightView Landscaping
 - Yellowstone Landscaping
- Walkthrough with contractors was completed March 24
- All 3 bids were received from Contractors
 - BOD to review attached Matrix and Bids

Note # There will be an additional cost to isolate the entry area at Siena from the Maspaloma Irrigation line.



Vistoso Projects Update

May 19, 2026

May 19, 2026

- The 2026 Irrigation Project was awarded to AAA Landscaping.
- A Pre-construction Meeting was held on May 15, 2026
 - Anthony Munoz will give an estimate for the usage of water at the Siena entrance.
 - The Irrigation agreement has been sent to AAA (to be signed and returned).
 - Notifications will be sent out 3 to 4 weeks in advance of start.

2026 Artificial Turf (Bell Tower)

Feb 18, 2026

- RFP Completed
- Contractors being sourced in compliance with VIVE program.
 - Nominated contractors to be confirmed by management

April 22, 2026

- RFP sent to the following contractors February 25:
 - SouthWest Greens
 - True Line Turf
 - Tucson Turf
 - Purchase Greens/Landmark
 - Note # Landmark are getting back to us with the new ROC #, as the # for Purchase Greens is suspended.
- All 4 bids were received from Contractors
 - BOD to review attached Matrix and Bids

May 19, 2026

- The Artificial Turf project has been placed on hold pending a decision to convert the existing area to granite landscaping.

2026 Baseball Diamond Refurbishment

Feb 18, 2026

- RFP Completed
- Contractors being sourced in compliance with VIVE program.
 - Nominated contractors to be confirmed by management

April 22, 2026

- RFP sent to the following contractors:
 - Alpha Team Landscaping (declined).
 - Big League Sport Surfaces (declined).
 - AAA Landscaping
 - BrightView Landscaping
- We are waiting to receive bids from Contractors



Vistoso Projects Update

May 19, 2026

May 19, 2026

- Bids were received from AAA and BrightView Landscape.
- BOD to review attached Matrix and Bids

ALRC Monthly Report for May 2026

Committee welcomed new member(s) at our meeting May 13th
Committee reviewed the ALRC charter and added language specific to committee member preparedness and participation. This was forwarded to the Board of Directors for approval.
Committee discussed and recommended approval to the Board of Directors for property enhancements for bank building at Vistoso Plaza
Additional information was requested for two homeowner landscape projects.

Robert Feltes
5/19/2026

Communication Committee

May 2026 Report

April 2026 Newsletter Engagement Metrics

Newsletter Click Data:

- **Greetings from the Board:** 69
- **Did You Know:** 17
- **Snapshot:** 46
- **Critter of the Month:** 10
- **AAA Landscaping:** 41

(Data compiled by Tim O'Keefe.)

May Newsletter

The May VCA Newsletter is currently in development.

Key Highlights:

- **Greetings from the Board:**

Matt Wood discusses recent developments related to OV Path Forward. He explains the rationale behind the initiative and notes that it has been approved by the Town Council and will appear on the ballot in the November election.

- **Did You Know:**

Gayle provides educational information about data centers. With the rapid growth of artificial intelligence, data centers are becoming increasingly important. Her article offers helpful background information to keep residents informed.

- **Local Events:**

Upcoming community events, including the Oro Valley Battle of the Bands and a local Sun City event, will be featured.

June Newsletter Planning

The June newsletter is anticipated to include:

- Continued promotion of local events and community engagement opportunities.
 - In the Did You Know section, Gayle will present an article on monsoon season.
-

Facebook Page Update

Gayle and Tim are finalizing the description for the VCA Facebook page, which will be presented to the Board for approval.

The Facebook page is intended to serve as a secondary communication channel for information that has already been shared through official VCA sources. Members will be able to view posts but will not be able to comment.

Pending Board approval, the Communication Committee will likely promote the Facebook page through an email blast, the VCA website, and the monthly newsletter. Homeowners who wish to receive updates through Facebook will need to proactively locate and follow the page.

With warm regards,
Jacqueline Lasher
Chair, Communication Committee

**Compliance Committee Report
May 12, 2026**

Submitted by: Mark Napier
Committee Chair

Regular Agenda:

The Committee Charter and other relevant documents were provided as part of the committee documents for the benefit of new members and as a refresher for existing members. The Committee decided to add some verbiage to the Charter for consideration by the Board. This simply makes the expectation of being prepared for meetings and review of committee materials formalized.

1. Homeowner Forum - 12932 N Pioneer Way/Architectural Modification (\$70)

***Fine Waiver Approved:** Homeowner appeared. The resident is now in compliance and was very cooperative. There was a delay in gaining compliance that was reasonable.*

2. Fine Waivers

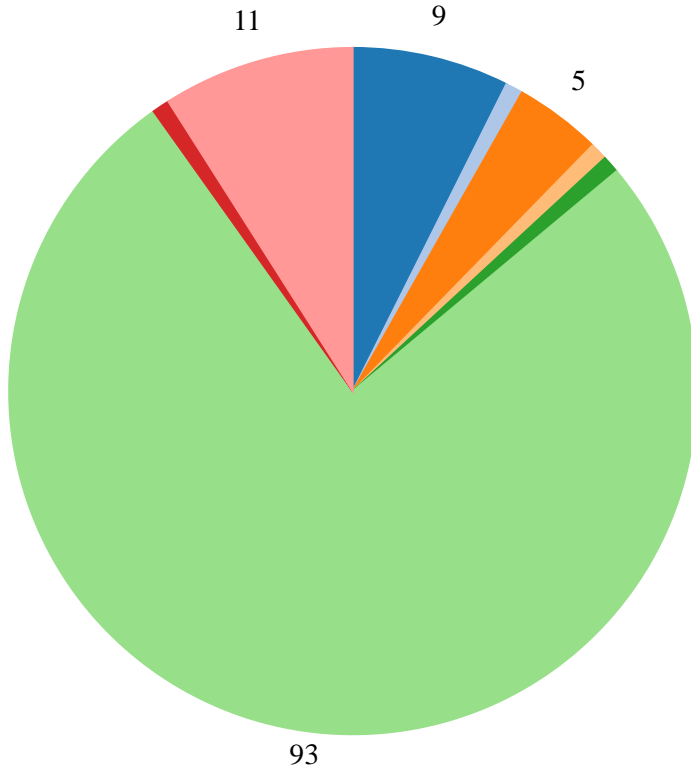
- A. 1283 W Varese Way - Non Compliant Lighting (\$120)

*Motion to **Deny** the fine waiver. Appeal was largely based on the fact that the resident believes others are in violation. This is not a valid reason for requesting the waiver of the fine.*

No additional items were on this month's agenda. This concludes the committee's report.

Violation = 122
(by Category)

● Landscaping ● Fence/Gate/Wall ● Other ● Pets ● Trash ● Vehicles
● Community Prope... ● Architectural M...



Today : 05/14/2026

Activity Report Vistoso Community Association aka Rancho Vistoso

Category	Subcategory	Total Start	Created	Escalated	ReOpened	Closed	OnHold	Total End
Architectural Modification	Play Equipment	1	0	0	0	0	0	1
Architectural Modification	Not Approved	15	7	2	0	5	0	17
Architectural Modification	Exterior Lighting	1	1	0	0	1	0	1
Architectural Modification	Architectural Review Process Violations	20	2	1	0	3	0	19
BasketBall	Store In Approved Area	4	0	0	0	1	0	3
Commercial	Signage	2	2	0	0	0	0	4
Community Property	Destruction or Damage	0	2	0	0	0	0	2
Construction	Machinery and Equipment	0	1	0	0	1	0	0
Driveway	Remove Oil	2	0	0	0	1	0	1
Fence/Gate/Wall	Repair	0	1	0	0	0	0	1
For Office Use Only	Do Not Send Violation See Manager	0	6	0	0	6	0	0
Garage Sales	Not Permitted	2	0	0	0	2	0	0
Landscaping	Remove Weeds	48	5	1	0	11	0	42
Landscaping	Trim Trees	3	0	0	0	1	0	2
Landscaping	Remove dead tree or tree stump	3	0	0	0	2	0	1
Landscaping	General Maintenance	1	1	0	0	0	0	2
Landscaping	Plant Encroachment	6	0	0	0	1	0	5
Lawn Ornaments & Signage	Political Signage	1	0	0	0	1	0	0
Mailbox	Paint	24	0	0	0	0	0	24
Maintenance / Repair	Roof	1	0	0	0	0	0	1
Nuisance	Other	3	0	0	0	0	0	3
Nuisance	Health, Safety and Welfare	4	0	0	0	2	0	2
Other	Holiday Lights	11	0	0	0	4	0	7
Other	Business violates Association Documents	1	0	0	0	0	0	1
Other	Non Compliant Lighting	19	1	1	0	5	0	15
Other	Store items out of view	5	0	2	0	1	0	4
Paint	Wood Trim Fascia	1	0	0	0	0	0	1
Paint	House	3	0	0	0	0	0	3
Paint	Garage Door	0	0	0	0	0	0	0
Pets	Excessive Noise	3	1	0	0	0	0	4
Pets	Livestock not permitted	1	0	0	0	0	0	1
Pool/Spa	Draining Not Permitted	1	0	0	0	0	0	1
Trash	Container Visible on Non-Collection day	3	1	0	0	0	0	4
Vehicles	No Parking Street	243	64	30	0	37	0	270
Vehicles	No Parking Sidewalk	4	1	0	0	1	0	4
Vehicles	Commercial Vehicle	1	0	0	0	1	0	0
Vehicles	No Parking on Granite	14	1	1	0	2	0	13
Vehicles	Trailers	2	0	0	0	1	0	1
Vehicles	Recreational Vehicles	7	0	0	0	2	0	5
Vehicles	Trailers on street	5	0	0	0	2	0	3
Vehicles	Trailers in driveway	3	0	0	0	1	0	2
Vehicles	No Parking Street1	3	0	0	0	0	0	3
Vehicles	Repairs not permitted	0	1	0	0	0	0	1

Parks & Landscape Committee Meeting Report May 7, 2026

Committee discussed the following topics:

- **Stone Terrace Monument** – The committee is recommending the proposals for the masonry work from Wrigs Building Services (\$425.00), signage replacement from Territorial Sign Company (\$642.98) and AAA Landscape for installation of plants (\$2,959.42) to the board for approval. Total cost of project: \$4,027.40.
- **Hohokam Park Monument Sign** – The committee is recommending the proposal from Territorial Sign Company to refurbish the monument signs at Hohokam Park at a cost of \$605.55 to the board for approval.
- **Hohokam Playground Equipment Proposals** – The committee is recommending to the board for approval the replacement of equipment at the two playgrounds with Pipeline Model 9856 (Option B from the 2-5 structure proposals) at a cost of \$56,260 and the Pipeline Model 9869 play structure (Option B from the 5-12 structure proposals) at a cost of \$67,600. Total cost of project is \$123,860. It was suggested by the committee to see if the tube slide for the Pipeline Model 9856 can be replaced with a different panel. Management is checking into this.
- **Water Fountain** – It was suggested by the Parks & Recreation Committee to delay the replacement of the water fountain at Torreno East Park.
- **Trespassing Sign at Vistoso Preserve** – The committee recommends for the board to address the access point between 13185 and 13175 N Booming Dr. with the Town of Oro Valley.
- **Artificial Turf Replacement Proposals for the Bell Tower Monument** – Committee agrees in the removal of the artificial turf and replace with decorative rock.
- **Parks & Landscape Charter** – The committee is proposing additional language to the charter to include that members should be familiar with the maps and documents of the association.