Vistoso
COMMUNITY ASSOCIATION
www.ranchovistosohoa.com
1171 E. Rancho Vistoso Blvd. #111 Oro Valley, AZ 85755
Office: (520) 354-2729

NOTICE OF 2027 SIENA AND VCA ASSESSMENT

November 16, 2026

Dear Siena Homeowner,

The **Vistoso Community Association (VCA) Board of Directors** has a responsibility to maintain and preserve the community while ensuring adequate funding for future repairs and replacements. After careful consideration, the Board has approved the 2027 budgets for both the Siena Neighborhood and the Master Association. Beginning in **January 2027**, the Siena assessment will increase by **$10.00 per quarter**. In addition, the Master Association assessment will increase by **$4.00 per quarter**.

Attached are the approved **2027 Siena and Master Association Budgets**. The quarterly assessments will be as follows: **Siena Assessment:** $227 per quarter, **Master Association Assessment** $112 per quarter for residential owners and builders, and **Commercial Assessments** increase 3.7%. An additional **$10.00 per quarter** for Siena will be allocated directly to reserve funding. According to the current reserve study, the Siena reserve fund is **63.2% funded**, while the VCA reserve fund is **79.5% funded**. Maintaining healthy reserve balances is particularly important as Siena is scheduled to complete several significant capital projects. The Association anticipates spending approximately **$29,000** on irrigation system replacement in 2026 and an additional **$29,000** for granite replenishment in 2027. Continuing to strengthen reserve funding is a prudent step to ensure these and future projects can be completed without placing undue financial burden on homeowners. Throughout the community, the Association plans to invest approximately **$1.1 million in reserve funds during 2027** for projects including: irrigation system upgrades, drainage improvements, play structure and park furniture replacements, asphalt seal coating, concrete repairs, and community painting projects. These investments are designed to protect community assets, enhance neighborhood appearance, and help preserve property values for all residents.

Important Payment Information

If you use an electronic payment method for your quarterly Master Association assessments, please update your payment amount with your financial institution or payment service provider before January 1, 2027. Ensuring your payment amount is accurate will help prevent delinquent balances, late fees, and collection costs. Once you receive your January statement, we encourage you to enroll in electronic statement delivery. Online and automatic payments are the most cost-effective way for the VCA to process assessments. E-statements provide faster delivery and simplify the billing process.

To enroll in e-statements, visit: https://estatements.welcomelink.com/index.cfm?b=arizona

You will need your January statement, property address, and account number to complete the enrollment process.

Online Bill Pay Address

If you use your personal bank's online bill payment service, please verify that your payment is being sent to the following address:

Vistoso Community Association
c/o FirstService Residential
P.O. Box 30339
Tampa, FL 33630-3339

If you currently pay by check using the remittance coupon and return envelope provided with your statement, no changes are necessary. Please continue to make checks payable to **Vistoso Community Association** and always include your account number in the memo section of your check or online bill payment instructions. Due to potential postal service delays, please allow sufficient mailing time to ensure your payment is received by the due date.

Thank you for your continued support and investment in the Siena and Vistoso communities.

Vistoso Community Association Board of Directors