Vistoso
COMMUNITY ASSOCIATION
www.ranchovistosohoa.com
1171 E. Rancho Vistoso Blvd. #103 Oro Valley, AZ 85755
Office: 520-354-2729

NOTICE OF 2027 MASTER ASSOCIATION ASSESSMENT INCREASE

November 16, 2026

Dear Vistoso Community Member,
The **Vistoso Community Association (VCA) Board of Directors** has been hard at work developing the 2027 Budget, carefully reviewing current expenses, future projects, and anticipated increases in operating costs. The Board's goal is to ensure the budget continues to meet the community's needs today while planning responsibly for the future. After careful consideration, the Board has approved a modest increase to the Association assessment effective **January 1, 2027**.

Enclosed is the 2027 Budget for the Master Association. The quarterly assessment for residential owners and builders will increase from **$108 to $112 per quarter**. Commercial owner assessments will increase by the same percentage, **3.7%**. **This increase applies to the Master Association assessment only.**
With the continued allocation of reserve funds in 2027, the Association is projected to achieve a reserve funding level of 79.5%. During 2027, the Association plans to invest approximately $1.1 million in reserve funds for: irrigation system improvements, drainage projects, play structure replacements and park furniture upgrades, asphalt sealing, concrete repairs, and community painting projects. These improvements will help protect the community's assets while enhancing property values and the overall quality of the community.

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 Vistoso Community Association.

Vistoso Community Association Board of Directors