

VISTA DORADA

Homeowners Association

Vista Dorada
Homeowners
Association is
Professionally
Managed by:
AAM, LLC



Next HOA Meeting:
Tuesday, September 14th
6:00 p.m.
Basha Library
5990 S. Val Vista
Chandler, AZ 85249

Silva Tetroashvili;
Community Manager

Rhonda Simpson
Administrative Assistant

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On the web at
vistadoradahoa.com

GREETINGS VISTA DORADA!

The Board of Directors would like to welcome you to our first Community Newsletter! With this newsletter, we hope to not only enhance awareness and involvement, but also strengthen the communication and bonds in our community and among neighbors. We want your feedback, so don't hesitate to contact our Community Manager and utilize the resources in this newsletter. At our last board meeting, we discussed many of the items in this newsletter. Our next open session board meeting will be on 09/14/10 at Basha Library at 6:00pm. We encourage you to get involved and attend. We are confident that together we can keep our community strong and beautiful for all to enjoy!

Community Garage Sale

Save the Date!! There will be a community garage sale held the weekend of October 16th through 17th. This will be a good opportunity to clean out the storage, make some extra cash and meet some neighbors too!! We encourage all interested homeowners to participate.

Block Watch

We are pleased to announce that some homeowners recently started a Block Watch committee on Nightingale Lane. The Board of Directors would like to encourage all homeowners to start a block watch on your street. Please see the list below of helpful numbers. If you are interested in organizing a Block Watch team on your street, call the Crime Prevention Department for further assistance.

Police Department

75 E Civic Center Dr
Gilbert, AZ 85296
(480) 503-6500
Non-Emergency

Santan Substation

Greenfield and Queen Creek
Timothy J. Dorn
Chief of Police
(480) 635-7600

Crime Prevention

(480) 503-6527
Recruitment
(480) 635-7400
Volunteering
(480) 635-7701

Community Concerns

Vandalism: We have had problems with various types of vandalism in the Community. This includes damage to the vinyl fencing, trash cans knocked around, graffiti on walls, etc. If you see vandalism or other illegal activities taking place, please call Gilbert Police. Here are some important phone numbers:

Barking Dogs/Code Compliance: 480-503-6879

Neighborhood Services: 480-503-6879

Pigeons: It has brought to the attention of management that many homeowners are experiencing problems with pigeon control. Feral pigeons are the number one urban pest bird, creating a mess and causing damage wherever they roost, creating a need for pigeon control. If you are experiencing problems with pigeons, please consult your personal pest control technician for further assistance and resolution.

You may also visit http://birdbusters.com/pigeon_control.html on the web to obtain further information on pigeon control products.

Front Yard Maintenance



It is important to keep your lot maintained per the CC&Rs and Design Guidelines. This includes keeping the lot weed free, mowing, trimming plants and trees and replacing landscape as required.

Street Parking

Please remember overnight street parking is not permitted. Vehicles need to be stored in the garage or driveway overnight. Also remember trailers, RVs, and commercial vehicles are not permitted. Please help keep the Community safe; watch for kids and drive carefully.

Pet Control

All homeowners will appreciate the efforts of every pet owner to help keep the community “pet litter free” by picking up after your pet when in the common areas. Also, please remember that **all** pets should be on a leash when out walking, for everyone’s health and safety, including your pet. Please take precaution that your pet does not disturb your neighbors. Constant barking, whining, cat cries, etc. are not only nuisances, but a signal that your pet is in some sort of distress.



Fall Turf Preparation

As we near the end of summer, it is necessary to get the winter plants firmed up. The largest decision is usually to over seed or not. September is normally the best month to begin preparations for over seeding. While weather does adjust the timing of preparation, there is no way to predict when it will be too cold to get good germination. Planting after October can be risky depending on the temperature.



Making Changes??

Thinking of adding a driveway extension or backyard play set? Remember, most additions/improvements require prior approval of the Architectural Committee. Before installing, be sure to fill out an architectural submittal form, available through your Community Manager, to get approval first. Make sure to include all details such as types of materials, location, size, distance from property lines, etc. If you have questions about what is allowed or what needs prior approval see your Design Guidelines for more information or call your Community Manager.



Delinquencies

The Association has a delinquency of \$39,000 which includes assessments, collection fees and attorney fees. Please, if you are experiencing difficulty in meeting your obligations to pay your assessment, contact your community manager as the association offers a payment plan option to help pay your debt. The Board has the authority to send delinquent accounts over to attorney and collection agencies. In order to avoid the legal costs associated with these agencies, please call our Customer Service Department at (602) 906-4940 to discuss payment plan options if needed.

Architectural Committee

We are currently in need of volunteers for the Architectural Committee. If you are interested in participating please contact management.

