VALLEY VISTA

2027 BUDGET INFORMATION

November 1, 2026

Dear Valley Vista Homeowners:

Pursuant to Section 10.1 of the CC&Rs for Valley Vista Community Association and Nevada Revised Statutes (NRS) 116.31151, enclosed please find the 2027 Operating and Reserve Budget summaries for your review. The Board of Directors adopted the proposed budgets on October 14, 2026. The 2027 operating budget uses surplus operating funds from prior years to maintain the current assessment.

The monthly assessment will remain $57.00 per home effective January 1, 2027. Assessments will continue to be billed monthly. The proposed reserve funding plan includes a $372,000 annual contribution and no special reserve assessment for 2027.

The enclosed 2027 Operating and Reserve Budgets are also available for review at the Association office, located at 2550 Nature Park Drive, Suite 200, North Las Vegas, NV 89084, during regular business hours. Additional copies will be provided upon request.

The following documents are enclosed for your review:

1. Board of Directors and Budget Ratification Meeting Agenda
2. 2027 Operating Budget Summary
3. 2027 Reserve Budget Summary
4. Reserve study summary, specialist qualifications, component inventory, estimated replacement costs, useful lives, remaining useful lives and funding projection
5. Collection Policy and Fee Schedule
6. Fine Policy and Schedule of Fines
7. Investment Policy
8. Budget Proxy
9. Nevada Servicemembers Civil Relief Act Notice and Eligibility Verification Form

**Board of Directors and Budget Ratification Meeting: Wednesday, November 18, 2026, at 6:00 PM. This is a hybrid meeting; homeowners may attend in person at 2550 Nature Park Drive, Suite 200, North Las Vegas, NV 89084 or via Zoom. Attendance details are included on the enclosed agenda.**

**No response or attendance is necessary if you agree with the enclosed budgets.**

**2027 BUDGET INFORMATION**

In accordance with Section 10.1 of the CC&Rs, the proposed budgets will be ratified at the meeting, whether or not a quorum is present, unless at least eighty percent (80%) of all Owners reject them.

If you are unable to attend, you may complete the enclosed proxy and return it to management before the November 18, 2026, meeting. Proxies may be mailed to the Association office or emailed to ValleyVista@ccmcnet.com. Please date and sign your proxy and identify an eligible proxy holder.

VALLEY VISTA

Pursuant to NRS 116.311(2)(d), owners wishing to vote by absentee ballot may request one from management at ValleyVista@ccmcnet.com at least three (3) days before the scheduled meeting. A ballot and return instructions will be provided upon request.

Members attending via Zoom must provide their full name and property address for the virtual sign-in sheet.

Pursuant to NRS 116A.630(14), we are hereby notifying you that the Executive Board of Directors is made aware of the applicable legal requirements pertaining to the Association.

If you have any questions, please contact the Association office at (702) 444-5857 or ValleyVista@ccmcnet.com.

Sincerely,

*Shani Fazzi*

Shani Fazzi, SUPR, CMCA, AMS, PCAM®
On Behalf of the Valley Vista Board of Directors
Enclosures as noted

VALLEY VISTA

# BOARD OF DIRECTORS & BUDGET RATIFICATION MEETING

November 18, 2026, at 6:00pm

**Held in person or via Zoom:**

https://zoom.us/j/8428760397?pwd=bE9VcHlkbk0zK3h5L2srN0F1QmJRUT09&omn=97152354279

Meeting ID: 842 876 0397 | Passcode: 929305

Dial in +1 669 444 9171

## AGENDA

***This agenda is subject to change. A final agenda may be obtained 3 days prior to the meeting by contacting management. ***

**Please note that all attendees via Zoom must have their name displayed to participate.**

**Regular Session - Open to Homeowners** **6:00 PM**

1. **Establishment of Quorum/Call to Order**
   Introduction of Board of Directors and Management

2. **Homeowners Forum - Agenda Items Only**
   *In accordance with NRS116.31083 this portion of the meeting is devoted to deeded owners' comments and discussion of those items listed on the agenda only. Each homeowner will be allowed three (3) minutes for comments/questions. This session will be limited to a total of 30 minutes.*

*From this point on, per NRS 116, no additional discussion with Homeowners is permitted until the final Homeowner Open Forum.*

3. **Summary of Executive Session**

4. **Review/Approval Meeting Minutes** ***Action Taken/Motion/Review/Approve**
   A. Board of Director Meeting Minutes from October 14, 2026

5. **Management Report**
   A. Review/Discussion of Current Action List

6. **Committee Reports** ***Action Taken/Motion/Review/Accept**
   A. Review/Discussion Social Committee Report

7. **Review of Legal Issues *Action Taken/Motion/Review/Approve**

8. **Financial Report** ***Action Taken/Motion/Review/Acceptance**
   A. Acceptance of Financial Statements for September and October 2026

9. **Unanimous Consent Agenda** ***Action Taken/Motion/Review/Acknowledge**
   A. Sponsor Event at Valley Vista Park

10. **Unfinished Business** ***Action Taken/Motion/Review/Approve**
    A. Review/Discuss/Motion: Towing Policy
    B. Review/Discuss/Motion: Park internet services
    C. Review/Discussion/Motion: Seasonal decorations
    D. Review/Discussion/Motion: Reserve painting projects
    E. Review/Discussion/Motion: Approval of Social Committee Member Jami Smith

VALLEY VISTA

# BOARD OF DIRECTORS & BUDGET RATIFICATION MEETING

November 18, 2026, at 6:00pm

**Held in person or via Zoom:**

https://zoom.us/j/8428760397?pwd=bE9VcHlkbk0zK3h5L2srN0F1QmJRUT09&omn=97152354279

**11. New Business** ***Action Taken/Motion/Review/Discuss/Approve**

A. Presentation of 2027 Budget

B. Budget Ratification

- 2027 Operating
- 2027 Reserves

C. Review/Discuss/Motion: Tree and Landscape Damage Claim Policy

D. Review/Discuss/Motion: Sponsor Park-Use & Event Access Policy

E. Review/Discuss/Motion: 2027 Community Calendar

F. Review/Discuss/Motion: Electronic Voting for 2027 Board of Directors Election

G. Review/Discuss/Motion: Tree stake replacement on Aliante Parkway (*Gothic Landscape $4,850*)

H. Review/Discuss/Motion: Juno Pointe Board request for Private Property signage on Master Association gates

**12. Homeowners Forum- Community Topics**

- *Each homeowner will be allowed three (3) minutes for comments/questions. This session will be limited to a total of 30 minutes.*

**13. Schedule Next Meeting – TBD**

**14. Adjournment of Board Meeting**

*In accordance with NRS116.31083, each meeting of the executive board shall be audio recorded, unless the executive board is meeting in executive session. Unit owners have the right to obtain a copy of the audio recording at a cost to the unit owner. Unit owners are permitted to receive a copy of the minutes or a summary of the minutes in electronic format at no charge to the unit owner, or in paper format at a cost of $.25 per page for the first ten pages, and $.10 per page thereafter. A period at the beginning and the end of each meeting is devoted to comments by unit owners and discussion of those comments.*

**12 Month Budget Chart of Accounts**

**Valley Vista Community Association Inc.**

**0-Operating**

**2027 Budget**

| Account Code | Account Name | Department | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 431 | Prior Years Surplus | 01-Operating | $59,214.42 | $59,214.42 | $59,214.42 | $59,214.42 | $59,214.42 | $59,214.42 | $59,214.42 | $59,214.42 | $59,214.42 | $59,214.42 | $59,214.42 | $59,214.38 | $710,573.00 |
| 401 | Association Dues | 01-Operating | $198,360.00 | $198,360.00 | $198,360.00 | $198,360.00 | $198,360.00 | $198,360.00 | $198,360.00 | $198,360.00 | $198,360.00 | $198,360.00 | $198,360.00 | $198,360.00 | $2,380,320.00 |
| 402 | Commercial Dues | 01-Operating | $19,549.00 | $19,549.00 | $19,549.00 | $19,549.00 | $19,549.00 | $19,549.00 | $19,549.00 | $19,549.00 | $19,549.00 | $19,549.00 | $19,549.00 | $19,549.00 | $234,588.00 |
| 403 | Builder Assessments | 01-Operating | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 40601 | Activity Income | 01-Operating | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.63 | $5,000.00 |
| 423 | Provision for Credit Loss Expense | 01-Operating | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $1,500.00 | $18,000.00 |
| 441 | Late Fees | 01-Operating | $1,333.33 | $1,333.33 | $1,333.33 | $1,333.33 | $1,333.33 | $1,333.33 | $1,333.33 | $1,333.33 | $1,333.33 | $1,333.33 | $1,333.33 | $1,333.37 | $16,000.00 |
| 549 | General Administration | 01-Operating | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $1,000.00 | $12,000.00 |
| 553 | Audit & Tax | 01-Operating | - | - | - | - | - | - | - | - | - | - | - | $5,000.00 | $5,000.00 |
| 561 | Legal Fees - Collections | 01-Operating | - | - | - | - | - | - | - | - | - | - | - | - | - |
| 562 | Legal Fees - Attorney | 01-Operating | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | $2,500.00 | $30,000.00 |
| 563 | Licenses/Fees/Permits | 01-Operating | - | $150.00 | $14,743.00 | - | - | - | - | $1,957.00 | - | - | $150.00 | - | $17,000.00 |
| 565 | Community Management Fees | 01-Operating | $7,500.00 | $7,500.00 | $7,500.00 | $7,500.00 | $7,500.00 | $7,500.00 | $7,500.00 | $7,500.00 | $7,500.00 | $7,500.00 | $7,500.00 | $7,500.00 | $90,000.00 |
| 569 | Office Supplies | 01-Operating | $1,166.67 | $1,166.67 | $1,166.67 | $1,166.67 | $1,166.67 | $1,166.67 | $1,166.67 | $1,166.67 | $1,166.67 | $1,166.67 | $1,166.67 | $1,166.63 | $14,000.00 |
| 56903 | Office Supplies-Printing | 01-Operating | $6,250.00 | $6,250.00 | $6,250.00 | $6,250.00 | $6,250.00 | $6,250.00 | $6,250.00 | $6,250.00 | $6,250.00 | $6,250.00 | $6,250.00 | $6,250.00 | $75,000.00 |
| 572 | Postage | 01-Operating | $3,340.83 | $3,340.83 | $3,340.83 | $3,340.83 | $3,340.83 | $3,340.83 | $3,340.83 | $3,340.83 | $3,340.83 | $3,340.83 | $3,340.83 | $3,340.87 | $40,090.00 |
| 573 | Telephone | 01-Operating | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $6,000.00 |
| 575 | Social Events | 01-Operating | $2,000.00 | $1,000.00 | $18,800.00 | $1,500.00 | $11,500.00 | $1,500.00 | $1,000.00 | $1,000.00 | $1,000.00 | $19,800.00 | $900.00 | $20,000.00 | $80,000.00 |
| 57901 | Mileage/Auto | 01-Operating | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.37 | $4,000.00 |
| 590 | Web Hosting | 01-Operating | - | - | $850.00 | - | - | - | - | - | - | - | - | - | $850.00 |
| 610 | Reserve Study | 01-Operating | - | - | - | $3,500.00 | - | - | - | - | - | - | - | - | $3,500.00 |
| 620 | Office Rental | 01-Operating | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.63 | $80,000.00 |
| 735 | Office Equipment/Rental | 01-Operating | $25,416.67 | $416.67 | $416.67 | $25,416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.63 | $55,000.00 |
| 505 | Onsite Services | 01-Operating | $34,725.75 | $34,725.75 | $34,725.75 | $34,725.75 | $34,725.75 | $34,725.75 | $34,725.75 | $34,725.75 | $34,725.75 | $34,725.75 | $34,725.75 | $34,725.75 | $416,709.00 |
| 59401 | Decorations | 01-Operating | $10,000.00 | - | $10,000.00 | - | - | - | - | - | $10,000.00 | - | $5,000.00 | - | $35,000.00 |
| 605 | Janitor Contract | 01-Operating | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $4,800.00 |

**12 Month Budget Chart of Accounts**

**Valley Vista Community Association Inc.**

**0-Operating**

**2027 Budget**

| Account Code | Account Name | Department | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 619 | Landscape Contract | 01-Operating | $59,280.00 | $59,280.00 | $59,280.00 | $59,280.00 | $59,280.00 | $59,280.00 | $59,280.00 | $59,280.00 | $59,280.00 | $59,280.00 | $59,280.00 | $59,280.00 | $711,360.00 |
| 625 | Pest Control | 01-Operating | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.33 | $333.37 | $4,000.00 |
| 63201 | Storage Unit Rent | 01-Operating | $181.00 | $181.00 | $181.00 | $181.00 | $181.00 | $181.00 | $181.00 | $181.00 | $181.00 | $181.00 | $181.00 | $181.00 | $2,172.00 |
| 63703 | Patrol Service/Security | 01-Operating | $29,166.67 | $29,166.67 | $29,166.67 | $29,166.67 | $29,166.67 | $29,166.67 | $29,166.67 | $29,166.67 | $29,166.67 | $29,166.67 | $29,166.67 | $29,166.63 | $350,000.00 |
| 639 | Lighting Maintenance Contract | 01-Operating | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $6,000.00 |
| 66305 | Playground Inspections | 01-Operating | $658.33 | $658.33 | $658.33 | $658.33 | $658.33 | $658.33 | $658.33 | $658.33 | $658.33 | $658.33 | $658.33 | $658.37 | $7,900.00 |
| 69902 | Graffiti R&M | 01-Operating | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.67 | $416.63 | $5,000.00 |
| 70706 | Pet Cleanup Contract | 01-Operating | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $400.00 | $4,800.00 |
| 853 | Insurance - Master Policy | 01-Operating | $11,250.00 | $11,250.00 | $11,250.00 | $11,250.00 | $11,250.00 | $11,250.00 | $11,250.00 | $11,250.00 | $11,250.00 | $11,250.00 | $11,250.00 | $11,250.00 | $135,000.00 |
| 890 | Common Area Contingency | 01-Operating | $4,166.67 | $4,166.67 | $4,166.67 | $4,166.67 | $4,166.67 | $4,166.67 | $4,166.67 | $4,166.67 | $4,166.67 | $4,166.67 | $4,166.67 | $4,166.63 | $50,000.00 |
| 65302 | Building Supplies | 01-Operating | $700.00 | $700.00 | $700.00 | $700.00 | $700.00 | $700.00 | $700.00 | $700.00 | $700.00 | $700.00 | $700.00 | $700.00 | $8,400.00 |
| 61907 | Landscape Repair & Maintenance | 01-Operating | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $60,000.00 |
| 61946 | Tree Removal/Trimming | 01-Operating | $2,083.33 | $2,083.33 | $2,083.33 | $2,083.33 | $2,083.33 | $2,083.33 | $2,083.33 | $2,083.33 | $2,083.33 | $2,083.33 | $2,083.33 | $2,083.37 | $25,000.00 |
| 61957 | Irrigation Repairs | 01-Operating | $3,333.33 | $3,333.33 | $3,333.33 | $3,333.33 | $3,333.33 | $3,333.33 | $3,333.33 | $3,333.33 | $3,333.33 | $3,333.33 | $3,333.33 | $3,333.37 | $40,000.00 |
| 61962 | Backflow Testing | 01-Operating | $166.67 | $166.67 | $166.67 | $166.67 | $166.67 | $166.67 | $166.67 | $166.67 | $166.67 | $166.67 | $166.67 | $166.63 | $2,000.00 |
| 652 | Gate Maintenance & Repair | 01-Operating | $1,083.33 | $1,083.33 | $1,083.33 | $1,083.33 | $1,083.33 | $1,083.33 | $1,083.33 | $1,083.33 | $1,083.33 | $1,083.33 | $1,083.33 | $1,083.37 | $13,000.00 |
| 656 | General Maintenance | 01-Operating | $2,291.67 | $2,291.67 | $2,291.67 | $2,291.67 | $2,291.67 | $2,291.67 | $2,291.67 | $2,291.67 | $2,291.67 | $2,291.67 | $2,291.67 | $2,291.63 | $27,500.00 |
| 66306 | Playground Maintenance & Repair | 01-Operating | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $500.00 | $6,000.00 |
| 66309 | Park Equipment | 01-Operating | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.67 | $6,666.63 | $80,000.00 |
| 750 | Electrical/Lighting Supplies & Repairs | 01-Operating | $2,000.00 | $2,000.00 | $2,000.00 | $2,000.00 | $2,000.00 | $2,000.00 | $2,000.00 | $2,000.00 | $2,000.00 | $2,000.00 | $2,000.00 | $2,000.00 | $24,000.00 |
| 807 | Income Taxes | 01-Operating | - | - | - | $17,000.00 | - | - | - | - | - | - | - | - | $17,000.00 |
| 607 | Internet | 01-Operating | $2,308.33 | $2,308.33 | $2,308.33 | $2,308.33 | $2,308.33 | $2,308.33 | $2,308.33 | $2,308.33 | $2,308.33 | $2,308.33 | $2,308.33 | $2,308.37 | $27,700.00 |
| 751 | Electricity | 01-Operating | $1,250.00 | $1,250.00 | $1,250.00 | $1,250.00 | $1,250.00 | $1,250.00 | $1,250.00 | $1,250.00 | $1,250.00 | $1,250.00 | $1,250.00 | $1,250.00 | $15,000.00 |
| 758 | Water | 01-Operating | $33,475.00 | $33,475.00 | $33,475.00 | $33,475.00 | $33,475.00 | $33,475.00 | $33,475.00 | $33,475.00 | $33,475.00 | $33,475.00 | $33,475.00 | $33,475.00 | $401,700.00 |
| 498 | Reserve Fund Transfer | 01-Operating | (31,000.00) | (31,000.00) | (31,000.00) | (31,000.00) | (31,000.00) | (31,000.00) | (31,000.00) | (31,000.00) | (31,000.00) | (31,000.00) | (31,000.00) | (31,000.00) | (372,000.00) |
| | **Net Income / (Expense) Before Transfers** | | **(47,851.92)** | **(12,001.92)** | **(55,244.92)** | **(57,851.92)** | **(22,351.92)** | **(12,351.92)** | **(11,851.92)** | **(13,808.92)** | **(21,851.92)** | **(30,651.92)** | **(16,901.92)** | **(35,851.88)** | **(338,573.00)** |
| | **Net Income / (Expense) After Transfers / Before Prior Year Surplus** | | **(78,851.92)** | **(43,001.92)** | **(86,244.92)** | **(88,851.92)** | **(53,351.92)** | **(43,351.92)** | **(42,851.92)** | **(44,808.92)** | **(52,851.92)** | **(61,651.92)** | **(47,901.92)** | **(66,851.88)** | **(710,573.00)** |
| | **Ending Balance After Prior Year Surplus** | | **(19,637.50)** | **$16,212.50** | **(27,030.50)** | **(29,637.50)** | **$5,862.50** | **$15,862.50** | **$16,362.50** | **$14,405.50** | **$6,362.50** | **(2,437.50)** | **$11,312.50** | **(7,637.50)** | **$0.00** |

12 Month Budget by Chart of Accounts

Valley Vista Community Association Inc.

60-Reserve

2027 Budget

| Account Code | Account Name | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual Budget |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 451 | Bank Interest | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $5,000.00 | $60,000.00 |
| 61907 | Landscape Repair & Maintenance | $600.83 | $600.83 | $600.83 | $600.83 | $600.83 | $600.83 | $600.83 | $600.83 | $600.83 | $600.83 | $600.83 | $600.87 | $7,210.00 |
| 61957 | Irrigation Repairs | $10,112.54 | $10,112.54 | $10,112.54 | $10,112.54 | $10,112.54 | $10,112.54 | $10,112.54 | $10,112.54 | $10,112.54 | $10,112.54 | $10,112.54 | $10,112.54 | $121,350.48 |
| 652 | Gate Maintenance & Repair | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.63 | $20,600.00 |
| 656 | General Maintenance | $7,725.00 | $7,725.00 | $7,725.00 | $7,725.00 | $7,725.00 | $7,725.00 | $7,725.00 | $7,725.00 | $7,725.00 | $7,725.00 | $7,725.00 | $7,725.00 | $92,700.00 |
| 66306 | Playground Maintenance & Repair | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.67 | $1,716.63 | $20,600.00 |
| 671 | Painting | $9,170.43 | $9,170.43 | $21,383.66 | $9,170.43 | $9,170.43 | $9,170.43 | $9,170.43 | $9,170.43 | $9,170.43 | $9,170.43 | $9,170.43 | $9,170.47 | $122,258.43 |
| 498 | Reserve Fund Transfer | $31,000.00 | $31,000.00 | $31,000.00 | $31,000.00 | $31,000.00 | $31,000.00 | $31,000.00 | $31,000.00 | $31,000.00 | $31,000.00 | $31,000.00 | $31,000.00 | $372,000.00 |
| | **Net Income / (Expense) Before Transfers** | **(26,042.14)** | **(26,042.14)** | **(38,255.37)** | **(26,042.14)** | **(26,042.14)** | **(26,042.14)** | **(26,042.14)** | **(26,042.14)** | **(26,042.14)** | **(26,042.14)** | **(26,042.14)** | **(26,042.14)** | **(324,718.91)** |
| | **Net Income / (Expense) After Transfers** | **$4,957.86** | **$4,957.86** | **(7,255.37)** | **$4,957.86** | **$4,957.86** | **$4,957.86** | **$4,957.86** | **$4,957.86** | **$4,957.86** | **$4,957.86** | **$4,957.86** | **$4,957.86** | **$47,281.09** |

# Reserve Budget Summary

Homeowners,

This Summary meets the NRS 116.31151 requirement of the Annual distribution to units' owners of operating and reserve budgets. It is provided to all individual homeowners as a recap of the Reserve Study that has been adopted by the Board of Directors.

NRS 116.31151-Annual distribution to units' owners of operating and reserve budgets or summaries

1....The executive board shall, not less than 30 days or more than 60 days before the beginning of the fiscal year of the association, prepare and distribute to each unit's owner a copy of:

(a)The budget for the daily operation of the association. The budget must include, without limitation, the estimated annual revenue and expenditures of the association and any contributions to be made to the reserve account of the association.

(b)The budget to provide adequate funding for the reserves required by paragraph (b) of subsection 2 of NRS 116.3115. The budget must include, without limitation

(1) The CURRENT estimated replacement cost, estimated remaining life and estimated useful life of each major component of the common elements and any other portion of the common-interest community that the association is obligated to maintain, repair, replace or restore;

(2) As of the end of the fiscal year for which the budget is prepared, the CURRENT estimate of the amount of cash reserves that are necessary, and the CURRENT amount of accumulated cash reserves that are set aside, to repair, replace or restore the major components of the common elements...

A copy of the entire Reserve Study is available by contacting the Community Management Company (or Board of Directors of Self Managed Associations).

Reserve Study Prepared for Year: 01/01/2027 - 12/31/2027

Projected Reserve Bank Balance as of Beginning Date: $3,203,408.94

Annual Contribution to the Reserve Account: $372,000.00

Estimated Expenditures: $384,718.91

Projected Reserve Bank Balance at the End of the Fiscal Year: $3,218,944.13

Planned Special Reserve Assessments: $0.00

"Due-to-From" Amount - Due to Reserve Account from Operating Account: $0.00

(Amount that was not transferred to the Reserve Account per previous Reserve Study)

Study Funding Plan: Threshold Funding

Reserve Study Completed By: Reserve Study Specialists: Mari Jo Betterley RSS.0025 and Amber Hancock RSS.0281, Better Reserve Consultants

## Major Components of the Common Elements to be Repaired, Replaced, Restored or Maintained

| Component | Today's Cost | Estimated Remaining Useful Life | Estimated Life When New |
|---|---|---|---|
| **Atlas Park** | | | |
| Awnings Replacement (1,620 SF) | $16,500 | 5 | 7 |
| Basketball Court Resurface (9,900 SF) | $26,500 | 2 | 10 |
| Basketball Hoop Replacement (Operating Expense) | $0 | 30 | 30 |
| Drinking Fountain Replacement (Double Fountains) | $8,000 | 5 | 7 |
| Gazebo Replacement | $25,000 | 18 | 20 |
| Landscaping - Irrigation Renovation | $120,000 | 3 | 3 |
| Landscaping - Palm Trees | $25,000 | 5 | 5 |
| Landscaping - Rock Replenishment | $50,000 | 3 | 3 |
| Lighting Fixture Replacement (Basketball Court) | $8,400 | 23 | 25 |
| Lighting Fixture Replacement (Exterior) | $4,900 | 18 | 20 |
| Lighting Pole Fixture Replacement | $31,500 | 23 | 25 |
| Monument Signage Lighting Replacement | $3,000 | 18 | 20 |
| Monument Signage Renovation | $7,000 | 18 | 20 |
| Painting | $5,000 | 1 | 5 |
| Park Furniture Replacement | $10,000 | 5 | 5 |
| Pedestrian Gate Lock Replacement | $4,000 | 3 | 5 |
| Pedestrian Gate Replacement | $2,200 | 15 | 40 |
| Playground Equipment Replacement | $150,000 | 7 | 20 |
| Playground Repairs (Replacement of Mirror) (One Time Cost Using Average of Three Options per Proposal) | $2,432.66 | 0 | 30 |
| Playground Safety Padding Surface Repairs (One Time Cost) | $2,003.60 | 0 | 30 |
| Playground Safety Padding Surface Replacement (9,210 SF) | $190,000 | 13 | 15 |
| Playground Safety Padding Surface Reseal (9,210 SF) | $33,500 | 2 | 3 |
| Restroom(s) Remodel | $40,000 | 1 | 20 |
| Restroom(s) Repairs | $5,000 | 1 | 1 |
| Roads and Parking - Crack Seal and Striping | $1,200 | 2 | 4 |
| Roads and Parking - Overlay | $60,912.50 | 20 | 30 |
| Roads and Parking - Surface Maintenance Treatment | $7,088 | 3 | 5 |
| Splash Pad Enhancement / Replacement (Done 2026) | $107,858.16 | 0 | 15 |
| Splash Pad Repairs | $20,000 | 1 | 1 |
| **Subtotal:** | $966,994.92 | | |

**Common Area**

| | | | |
|---|---|---|---|
| Concrete Repair or Replacement | $50,000 | 5 | 5 |
| Dog Park Fencing Metal Painting and Repairs or Replacement (785 LF @ Atlas Park + 610 LF @ Galaxy Park) | $11,857.50 | 1 | 5 |
| Fencing Chain Link Repairs and Replacement (390 LF @ Atlas Park + (330 LF @ Galaxy Park) | $5,000 | 5 | 5 |
| Fencing Metal Painting and Repairs or Replacement (1205 LF @ Galaxy Park + 5,055 LF @ Paseo Landscape Trails + 2,780 LF @ Orion`s Belt) | $76,840 | 1 | 5 |
| Landscaping - Irrigation Renovation | $150,000 | 3 | 3 |
| Landscaping - Irrigation Renovation (One Time Cost) | $117,816 | 1 | 30 |
| Landscaping - Irrigation Renovation (One Time Cost) | $32,184 | 0 | 30 |
| Landscaping - Renovation (Plants, Bushes, Trees Replacement) | $150,000 | 5 | 5 |
| Landscaping - Rock Replenishment | $150,000 | 4 | 4 |
| Landscaping - Trees Maintenance, Removal or Replacement | $150,000 | 3 | 3 |
| Monument Signage Renovation | $91,000 | 14 | 20 |
| Office Furniture and Equipment | $5,000 | 5 | 5 |
| Park Furniture Replacement (27) | $10,000 | 5 | 5 |
| Pedestrian Gate Repairs and Replacement | $20,000 | 1 | 1 |
| Perimeter Block Wall Painting and Repairs (49,450 LF) | $10,000 | 5 | 5 |
| Pet Waste Station Replacement (51 Units) | $7,000 | 1 | 1 |
| Playground Inspections (Operating Expense) (Done 2026) | $0 | 30 | 30 |
| Security Camera System Maintenance and Repairs or Replacement | $20,000 | 5 | 5 |
| Security Camera System Replacement (Done 2026) (One Time Cost) | $38,169.48 | 0 | 30 |
| Trellis Wood Structure Painting and Repairs | $18,000 | 3 | 5 |
| Trellis Wood Structure Replacement | $60,000 | 19 | 25 |
| Utility / Plumbing | $10,000 | 3 | 3 |
| **Subtotal:** | $1,182,866.98 | | |

**Galaxy Park**

| | | | |
|---|---|---|---|
| Awnings Replacement (2,450 SF) | $25,000 | 3 | 7 |
| Basketball Court Resurface (5,600 SF) | $15,000 | 8 | 10 |
| Basketball Hoop Replacement (Operating Expense) | $0 | 30 | 30 |
| Basketball Repairs | $5,000 | 0 | 2 |
| Deck Metal Repairs and Replacement (x2 @ 350 SF) | $5,000 | 5 | 5 |
| Drinking Fountain (Double Fountains) | $5,000 | 3 | 10 |
| Gazebo Replacement | $25,000 | 16 | 20 |
| Handrail Metal Painting and Repairs or Replacement (310 LF) | $2,650 | 3 | 5 |
| Landscaping - Irrigation Renovation | $150,000 | 3 | 3 |
| Landscaping - Lighting (x62) | $12,500 | 16 | 20 |
| Landscaping - Palm Trees | $10,000 | 5 | 5 |
| Landscaping - Renovation (Plants, Bushes, Trees) | $100,000 | 3 | 3 |
| Landscaping - Rock Replenishment | $50,000 | 3 | 3 |
| Lighting Bollards Replacement | $5,100 | 12 | 15 |
| Lighting Fixture Replacement (Basketball Court / Pickle Ball Court) | $29,400 | 21 | 25 |
| Lighting Fixtures Replacement (Exterior) | $17,850 | 12 | 15 |
| Lighting Pole Fixtures | $32,400 | 21 | 25 |
| Monument Lighting Fixtures | $2,000 | 16 | 20 |
| Monument Signage Renovation | $6,500 | 16 | 20 |
| Painting (Metal Benches, Drinking Fountains, etc.) | $10,000 | 1 | 5 |
| Park Furniture | $40,000 | 5 | 5 |
| Pedestrian Gate Lock Replacement | $4,000 | 3 | 5 |
| Pedestrian Gate Replacement | $2,200 | 15 | 40 |
| Pickle Ball Court Resurface | $16,000 | 2 | 8 |
| Playground Equipment Replacement | $75,000 | 14 | 20 |
| Playground Equipment Replacement (x18) | $50,000 | 5 | 5 |
| Playground Safety Surface Padding Replacement (6,160 SF) | $125,000 | 11 | 15 |
| Playground Safety Surface Padding Reseal (6,160 SF) | $22,000 | 2 | 3 |
| Playground Safety Surface Wood Chips Replenishment (3,890 SF) | $4,464.12 | 0 | 3 |
| Restroom(s) Remodel | $40,000 | 1 | 20 |
| Restroom(s) Repairs | $5,000 | 1 | 1 |
| Roads and Parking - Crack Seal and Striping | $2,500 | 2 | 4 |
| Roads and Parking - Overlay | $74,140 | 20 | 30 |
| Roads and Parking - Surface Maintenance Treatment | $8,627.20 | 2 | 5 |
| Volleyball Court Sand Replenishment (4,340 SF) | $20,000 | 18 | 20 |
| **Subtotal:** | $997,331.32 | | |

## Orion`s Belt

| | | | |
|---|---|---|---|
| Awnings Replacement (3,685 SF) | $37,500 | 2 | 5 |
| Canopy Lighting Replacement | $4,200 | 10 | 15 |
| Canopy Replacement | $25,000 | 10 | 15 |
| Concrete Repairs and Replacement | $5,000 | 5 | 5 |
| Drinking Fountain Replacement (Double Fountains) | $4,000 | 2 | 7 |
| Fencing Metal Painting and Repairs or Replacement | $2,500 | 1 | 5 |
| Fitness Safety Surface Replacement (TPV VIP) | $46,508.80 | 0 | 15 |
| Landscaping - Irrigation Renovation | $200,000 | 3 | 3 |
| Landscaping - Palm Trees | $50,000 | 3 | 3 |
| Landscaping - Renovation (Plants, Bushes, Trees) | $100,000 | 5 | 5 |
| Landscaping - Rock Replenishment | $25,000 | 5 | 5 |
| Lighting Pole Fixtures Replacement | $31,350 | 19 | 25 |
| Monument Signage Lighting Replacement | $2,000 | 14 | 20 |
| Monument Signage Renovation | $14,000 | 14 | 20 |
| Painting | $10,000 | 1 | 5 |
| Park Furniture Replacement (32) | $25,000 | 5 | 5 |
| Pedestrian Gate Lock Replacement | $6,000 | 3 | 5 |
| Pedestrian Gate Replacement | $3,300 | 15 | 40 |
| Playground Equipment Repairs per Inspection (One Time Cost) | $3,133 | 0 | 30 |
| Playground Equipment Replacement | $50,000 | 6 | 20 |
| Playground Equipment Replacement | $75,000 | 5 | 20 |
| Playground Equipment Replacement | $100,000 | 6 | 20 |
| Playground Safety Surface Reseal (4,329 SF) | $48,286.97 | 2 | 3 |
| Playground Safety Surface Rubber Replacement | $97,402.50 | 0 | 15 |
| **Subtotal:** | $965,181.27 | | |

## Paseo Landscape Trails

| | | | |
|---|---|---|---|
| Block Wall Painting and Repairs (4,465 SF) | $5,000 | 5 | 5 |
| Concrete Repairs and Replacement | $5,000 | 5 | 5 |
| Fencing Metal Painting and Repairs or Replacement | $2,500 | 1 | 5 |
| Landscaping - Irrigation Renovation | $150,000 | 3 | 3 |
| Landscaping - Renovation (Plants, Bushes, Trees) | $150,000 | 5 | 5 |
| Landscaping - Rock Replenishment | $20,000 | 3 | 3 |
| Lighting Bollard Replacement | $40,500 | 2 | 15 |
| Park Furniture Replacement (94) | $50,000 | 5 | 5 |
| Pedestrian Gate Lock Replacement | $20,000 | 3 | 5 |
| Pedestrian Gate Replacement | $11,000 | 15 | 40 |
| **Subtotal:** | $454,000 | | |

## Reserve Study

| | | | |
|---|---|---|---|
| Annual Update (Required Each Year Per NRS 116.31151) | To Be Determined | 1 | 1 |
| Full Reserve Study (Done 2026) | To Be Determined | 5 | 5 |

## Roads and Parking

| | | | |
|---|---|---|---|
| Concrete Repair or Replacement | $5,000 | 5 | 5 |
| Concrete to Asphalt Joint Sealing | $8,000 | 2 | 2 |
| Crack Seal | $2,500 | 2 | 5 |
| Cut and Patch | $5,000 | 5 | 5 |
| Fire Hydrant Rehab, Repair or Replacement | $5,000 | 5 | 5 |
| Overlay | $50,462.50 | 20 | 30 |
| Street Light Fixtures | $2,500 | 6 | 6 |
| Street Signs Replacement | $1,500 | 5 | 5 |
| Striping or Curb Painting | $1,500 | 2 | 5 |
| Surface Maintenance Treatment | $6,239 | 2 | 5 |
| **Subtotal:** | $87,701.50 | | |
| **Total:** | $4,654,075.99 | | |

Material issues which (including Defects in Design or Construction), if not disclosed, would cause the condition of the association to be misrepresented. The Client Inventory List is based on the Site Inspection, Previous Reserve Study and Information provided by the Community Manager and Board of Directors. It is the responsibility of the client to verify that all components are listed correctly.

The projected life expectancy of the major components and the funding needs of the reserves of the association are based upon the association performing appropriate routine and preventative maintenance for each major component. Failure to perform such maintenance can negatively impact the remaining useful life of the major components and dramatically increase the funding needs of the reserves of the association.

Site Inspectors: Mari Jo Betterley, RSS, Amber Hancock, RSS, Paul Herzbrun, Kimberly Albrecht, Bryce Betterley.

This reserve study does not take into account any construction defect issues that would have an impact on the component cost or useful life.

**Utilities and Asbestos**

Future Utility Line Major Repairs and Replacement such as Water Lines, Sewer Lines and Electrical Upgrades should be included in the Study. Expert evaluation of all Utilities is strongly recommended to ensure the accurate Repair or Replacement Costs as well as the Estimated Remaining Useful Life of each Component. If there is Asbestos present in the property, the Asbestos Abatement Costs and Time Frames should be included in the Study. Because a Reserve Study is not a Structural or Property Inspection, the Reserve Specialist may not be aware of Utility Line Issues or Asbestos. The Board of Directors and the Community Manager must inform the Specialist of any issues that may be present.

**Reserve Study Specialist Experience and Qualifications**

Mari Jo Betterley, President BRC
State of Nevada RSS.0025 2004-Present
National Association of Professional Reserve Analysts Certified RS #2331
Community Association Institute Certified RS #169
Nevada Educated Business Partner
Chairman - Nevada Reserves for Recovery Task Force
Graduate University of Nevada

Paul Herzbrun, State of Nevada RSS.0234 2019-Present
Business Consultant – Business Systems and Processes 2004- 2019
Personal Development Coach – writing and execution of training courses 2004-2019

Amber Hancock, Regional VP BRC, State of Nevada RSS. 0281 2023- Present
Supervisory Community Association Manager SUPR-9079 2004- Present
Community Association Manager/SUPR 2003/2017 - Present

**Conflict of Interest**

There is no relationship with this Association that could result in actual or perceived conflicts of interest. The Reserve Study Specialist does not expect to receive any direct or indirect compensation or profits from any person who will perform services for the client.

## Recommended Reserve Contribution

| Year Funded | Beginning of Year Balance | Spc Rsv Assessmt | Annual Transfer | Member Mo Pmt | Annual Expenditure | Interest Earned | Income Tax | End of Year Balance | % | Fully Funded (100%) |
|---|---|---|---|---|---|---|---|---|---|---|
| **2026** | $3,143,666.26 | $0.00 | $371,172.00 | $8.97 | $339,156.32 | $39,610.00 | $11,883.00 | $3,203,408.94 | 161.73 | $1,980,726.97 |
| **2027** | $3,203,408.94 | $0.00 | $372,000.00 | $8.99 | $384,718.91 | $40,363.00 | $12,108.90 | $3,218,944.13 | 126.52 | $2,544,220.39 |
| **2028** | $3,218,944.13 | $0.00 | $400,000.00 | $9.67 | $340,393.14 | $40,559.00 | $12,167.70 | $3,306,942.29 | 104.21 | $3,173,469.98 |
| **2029** | $3,306,942.29 | $0.00 | $600,000.00 | $14.50 | $1,478,680.52 | $41,667.00 | $12,500.10 | $2,457,428.67 | 89.91 | $2,733,097.83 |
| **2030** | $2,457,428.67 | $0.00 | $800,000.00 | $19.33 | $247,611.93 | $30,964.00 | $9,289.20 | $3,031,491.54 | 86.34 | $3,510,970.28 |
| **2031** | $3,031,491.54 | $0.00 | $1,000,000.00 | $24.17 | $1,196,123.85 | $38,197.00 | $11,459.10 | $2,862,105.59 | 84.19 | $3,399,533.21 |
| **2032** | $2,862,105.59 | $0.00 | $1,200,000.00 | $29.00 | $1,850,018.77 | $36,063.00 | $10,818.90 | $2,237,330.92 | 83.04 | $2,694,320.17 |
| **2033** | $2,237,330.92 | $0.00 | $1,200,000.00 | $29.00 | $323,907.21 | $28,190.00 | $8,457.00 | $3,133,156.71 | 89.60 | $3,496,801.19 |
| **2034** | $3,133,156.71 | $0.00 | $1,200,000.00 | $29.00 | $507,373.04 | $39,478.00 | $11,843.40 | $3,853,418.27 | 92.89 | $4,148,272.86 |
| **2035** | $3,853,418.27 | $0.00 | $1,200,000.00 | $29.00 | $1,651,143.65 | $48,553.00 | $14,565.90 | $3,436,261.72 | 92.15 | $3,729,176.85 |
| **2036** | $3,436,261.72 | $0.00 | $1,250,000.00 | $30.21 | $1,230,221.03 | $43,297.00 | $12,989.10 | $3,486,348.59 | 92.84 | $3,755,128.30 |
| **2037** | $3,486,348.59 | $0.00 | $1,250,000.00 | $30.21 | $559,901.10 | $43,928.00 | $13,178.40 | $4,207,197.09 | 94.31 | $4,461,116.05 |
| **2038** | $4,207,197.09 | $0.00 | $1,300,000.00 | $31.42 | $2,220,309.33 | $53,011.00 | $15,903.30 | $3,323,995.46 | 92.24 | $3,603,563.71 |
| **2039** | $3,323,995.46 | $0.00 | $1,300,000.00 | $31.42 | $460,734.82 | $41,882.00 | $12,564.60 | $4,192,578.04 | 93.48 | $4,484,822.36 |
| **2040** | $4,192,578.04 | $0.00 | $1,350,000.00 | $32.63 | $543,756.29 | $52,826.00 | $15,847.80 | $5,035,799.95 | 94.76 | $5,314,351.67 |
| **2041** | $5,035,799.95 | $0.00 | $1,350,000.00 | $32.63 | $3,588,674.46 | $63,451.00 | $19,035.30 | $2,841,541.19 | 87.42 | $3,250,627.11 |
| **2042** | $2,841,541.19 | $0.00 | $1,400,000.00 | $33.84 | $623,745.38 | $35,803.00 | $10,740.90 | $3,642,857.91 | 88.78 | $4,103,102.57 |
| **2043** | $3,642,857.91 | $0.00 | $1,450,000.00 | $35.04 | $467,182.63 | $45,900.00 | $13,770.00 | $4,657,805.28 | 90.59 | $5,141,732.18 |
| **2044** | $4,657,805.28 | $0.00 | $1,500,000.00 | $36.25 | $2,440,100.93 | $58,688.00 | $17,606.40 | $3,758,785.95 | 87.00 | $4,320,471.84 |
| **2045** | $3,758,785.95 | $0.00 | $1,550,000.00 | $37.46 | $303,093.51 | $47,361.00 | $14,208.30 | $5,038,845.14 | 89.86 | $5,607,299.79 |
| **2046** | $5,038,845.14 | $0.00 | $1,600,000.00 | $38.67 | $2,313,270.87 | $63,489.00 | $19,046.70 | $4,370,016.57 | 87.50 | $4,994,349.66 |
| **2047** | $4,370,016.57 | $0.00 | $1,650,000.00 | $39.88 | $2,831,296.95 | $55,062.00 | $16,518.60 | $3,227,263.02 | 81.86 | $3,942,275.01 |
| **2048** | $3,227,263.02 | $0.00 | $1,700,000.00 | $41.09 | $299,997.05 | $40,664.00 | $12,199.20 | $4,655,730.77 | 86.42 | $5,387,621.62 |
| **2049** | $4,655,730.77 | $0.00 | $1,750,000.00 | $42.30 | $535,680.67 | $58,662.00 | $17,598.60 | $5,911,113.50 | 88.99 | $6,642,585.20 |
| **2050** | $5,911,113.50 | $0.00 | $1,800,000.00 | $43.50 | $2,951,544.13 | $74,480.00 | $22,344.00 | $4,811,705.37 | 85.66 | $5,617,388.68 |
| **2051** | $4,811,705.37 | $0.00 | $1,900,000.00 | $45.92 | $1,952,866.71 | $60,627.00 | $18,188.10 | $4,801,277.56 | 85.46 | $5,618,238.03 |
| **2052** | $4,801,277.56 | $0.00 | $1,950,000.00 | $47.13 | $1,319,153.42 | $60,496.00 | $18,148.80 | $5,474,471.34 | 87.12 | $6,283,666.09 |
| **2053** | $5,474,471.34 | $0.00 | $2,000,000.00 | $48.34 | $3,311,453.92 | $68,978.00 | $20,693.40 | $4,211,302.02 | 82.76 | $5,088,812.03 |
| **2054** | $4,211,302.02 | $0.00 | $2,050,000.00 | $49.55 | $1,113,621.34 | $53,062.00 | $15,918.60 | $5,184,824.08 | 85.26 | $6,081,166.06 |
| **2055** | $5,184,824.08 | $0.00 | $2,100,000.00 | $50.75 | $378,905.03 | $65,329.00 | $19,598.70 | $6,951,649.35 | 88.77 | $7,831,236.66 |
| **Total:** | | $0.00 | $40,543,172.00 | | $37,764,636.91 | $1,470,640.00 | $441,192.00 | | | |

# Valley Vista Community Association Collection Policy

WHEREAS, Article 10 & Article 11 of the Declaration of Covenants, Conditions and Restrictions for Valley Vista Community Association (the "Association") contains the covenant for assessments,

WHEREAS, it is the intent of the Board of Directors to comply with and implement the procedures for the collection of assessments,

NOW, THEREFORE BE IT RESOLVED that the Board of Directors has adopted the following policy.

1. Assessments and Due Dates: Regular assessments shall be levied in **monthly** installments and are payable on the first day of each calendar **month**. Special assessments shall be due and payable on the due date specified by the Board of Directors in the notice imposing the assessment or in the ballot presenting the special assessment to the members for approval. Regular, special and reserve assessments, capital contributions and construction penalties in whole or in part shall be delinquent if not paid within **30** days after they become due.

2. Notice of Assessments: The Association shall give the owners notice before any increase in the annual assessment or any special assessment. Notice shall be deemed provided via the budget and any increase in assessments shall be deemed approved upon ratification of the annual budget by the unit owners unless the governing documents require additional approvals. Notice shall be sent via U.S mail to the mailing address of the unit, owner provided to management as of the date of the notice. It is the responsibility of each owner to provide written notification to the Association of any mailing address changes.

3. Late Fees & Interest: When an installment payment of a regular assessment or a special assessment becomes delinquent by an amount greater than or equal to one monthly assessment, the owner's account with the Association shall be charged a late fee of $10 and a $25 Reminder Statement Fee. The frequency of the late fee and reminder statement fee is **monthly** . Subject to any limitations imposed by the Nevada Servicemembers Civil Relief Act, as defined in Paragraph 16, below and the Nevada Civil Relief Act, as defined in Paragraph 17 below, the Association may charge interest at a rate allowed by law (rate equal to the prime plus 2%; See NRS 116.3115(3)) on any assessments more than sixty (60) days past due.

4. Reminder Notice: If the owner's assessment or violation account has an outstanding balance a statement detailing charges may be sent to the mailing address on file.

5. Pre-Collection Notice: Not earlier than 60 days after an assessment, charge or any portion thereof, or any other obligation has become past due and after the Association has made a good faith effort to verify that the Owner is not entitled to the protections of NVSCRA and NCRA, the Association shall mail to the address on file for the unit's owner the following:
    - A schedule of fees that may be charged if the unit owner fails to pay the past due obligation;
    - A proposed repayment plan; and
    - A notice of the right to contest the past due assessment at a hearing before the executive board and the procedures for requesting a hearing.
    - Notice that the Association's records do not reflect that the person is entitled to the protections of NVSCRA or NCRA, and an invitation to provide the Association with the information necessary to verify whether the person is entitled to protection under the NVSCRA or NCRA.

    When a fine account balance exceeds $500.00, a Pre-Collection Notice may be mailed not earlier than 60 days after a fine becomes due.

6. Assignment of Account for Collections: If the owner's assessment account remains delinquent 30 (thirty) days subsequent to the Association's mailing of the Pre-Collection Notice, the Association may assign the account to a collection agency/law firm for further action. The Association may pursue one or more of these alternatives: (1) non-judicial foreclosure proceedings, (2) court action, or (3) judicial foreclosure. If the owner's fine account remains delinquent thirty (30) days subsequent to the Association's mailing of the Pre-Collection Notice, the Association may assign the account to a collection agency/law firm for further action.

7. Application of Payments: Payments shall be applied first to principle (assessments, capital contributions construction penalties); then interest, late fees, letter charges and collection/attorney fees. Payments may not be applied to fines unless the homeowner specifies in writing the payment is to be applied to fines.

8. All Recoverable Costs: As provided by law, any costs and fees incurred in processing and collecting delinquent amounts, including, without limitation, late and interest charges, management or collection company administrative costs, charges of preparing and mailing notice, intent and/or demand letters, recording costs, legal expenses, costs associated with court actions and the like shall be an additional charge against the owner and the owner's lot and shall be subject to collection action pursuant to this Policy.

9. Recording of the Notice of Delinquent Assessments: A Notice of Delinquent Assessments shall be mailed to the unit owner at the addresses provided to management and recorded in the County Recorder's Office if, within the given timeframe, the owner fails to pay the entire balance of the account, which may include but is not limited to, the following: delinquent assessments, interest, late fees, management administrative fees, attorney's fees and collection fees and costs. A recorded Notice of Delinquent Assessment serves as notice of the lien on the delinquent owner's unit that is subject to foreclosure.

10. Foreclosure: If payment for all sums that are then delinquent, including the delinquent assessment, late charges, costs, and reasonable attorney's fees is not made within thirty (30) days of the mailing of the notice/lien a Notice of Default and Election to Sell may be recorded against the owner's unit. Not sooner than ninety (90) days after the Notice of Default and Election to Sell, the Association may proceed with the Notice of Sale and conduct a non-judicial foreclosure sale of the delinquent unit pursuant to, and in accordance with the timelines of, NRS 116.31162 *et seq*. During the course of the non-judicial foreclosure process the Association may, but is not required to, provide other notices to the delinquent owner in addition to this noted therein.

11. Maintenance and Abatement Lien: Subject to the provisions contained in NRS 116.310312, the Association may enter the grounds of a unit which is vacant or subject to foreclosure in order to maintain the exterior of the unit or abate a public nuisance on the exterior of the unit. The Association may order that the costs of any maintenance or abatement conducted pursuant to NRS 116.310312, including, without limitation, reasonable inspection fees, notification and collection costs and interest, be charged against the unit. The Association shall keep a record of such costs and interest charged against the unit and have a lien on the unit for any unpaid amount of the charges. If the unit owner fails to pay the assessment in full such lien will be subject to collection pursuant to this policy.

12. Forbearance Agreement (Payment Plan): Forbearance agreement requests must be submitted in writing for approval. Any agreement entered into with the owner shall be reasonable, as determined by the Board, and for the purpose of assuring that the best interest of the Association is served. Failure of an owner to comply with

an approved payment schedule shall give the Board and/or its attorney/agent the right to immediately continue the collection process without further notice to the owner.

13. Recovery of Legal and Collection Fees and Costs: If a lawsuit or a foreclosure proceeding is initialized by the Association to recover assessments, the Association is entitled, by law, to not only recover the amounts in default, late charges and interest, but additionally all collection fees and costs including title company, posting, publishing company charges, legal and attorney's fees.

14. Dishonored Payments: At any time that the Association or its designated agent receives a payment dishonored by the bank for any reason, the costs incurred by the Association resulting from such dishonored payment shall

be assessed against the unit owner in addition to a Returned Check Fee being charged by the managing agent. The Association may also seek damages in accordance with Nevada Revised Statutes.

15. Dispute of Charges: If the owner questions the accuracy of the calculation of an account or the amount charged to the assessment, abatement or fine account, a written objection to the specific charges must be made (received) to the Board of Directors within thirty (30) days of the date of the Pre-Collection Notice. A telephone call will not reserve any rights. Simply disputing an account will not halt or prevent collection activity. An owner should make payment in full, enter into a payment plan, or seek other written confirmation if they want to avoid an account moving forward in collections. The owner must provide the following information in writing regarding any dispute:
    - The owner's name, unit address, mailing address and account number.
    - The exact dollar amount and description of the charges in dispute or allegedly in error.
    - For each charge in dispute, an explanation of the reasons the owner believes there is an error, with sufficient detail such as dates, names and check numbers, so that the dispute may be investigated efficiently and effectively.
    - Copies of checks (both front and back, mandatory), letters or other documents referred to or claimed must accompany the written objection.

16. Notice of Protections against Foreclosure for Servicemembers and Servicemember dependents: Pursuant to Nevada Senate Bill 33 (2017), if a unit's owner or his or her successor in interest is a servicemember or a dependent of a servicemember, an Association shall not initiate a foreclosure of a lien by sale during any period that the servicemember is on active duty or deployment or for a period of one (1) year immediately following the end of such active duty or employment. If you are a servicemember or a dependent of a servicemember you may be entitled to the protections of this section.

    If you believe you are entitled to the above protections, please provide the full name of the servicemember as well as the servicemember's birthdate or social security number. The servicemember's birthday or social security number is necessary to verify the servicemember's deployment status through the U.S. Department of Defense website.

    If foreclosure notices have been sent to your property and you subsequently provide verification information confirming you were entitled to the above protections at the time of such notices then the notices, as well as the fees and costs associated therewith, will be rescinded and waived.

If you are a unit owner and are a dependent of a servicemember please provide an explanation on a separate document as to why your ability to make required payments to the Association is materially affected by the servicemember's active duty or deployment.

Please note: This provision serves as a reminder to you regarding the protections against foreclosure for active duty and deployed service members and their dependents provided by SB33 (2017).

17. Compliance with Nevada Civil Relief Act: Federal Tribal and State Workers/Contractors and Landlords ("NCRA"). In order to comply with NCRA, which became law in Nevada on June 8, 2019, before the Association takes any action to pursue collection of past due obligations, the Association shall: (a) inform each Owner, or his or her successor-in-interest, that if the person is a federal, tribal or state worker or contractor or a household member or landlord of these persons, he or she may be entitled to certain protections granted by the NCRA; and (b) give

    the person the opportunity to provide the information necessary for the Association to verify whether the person is entitled to the protections set forth in NCRA.

    If a person, a household member of the person, or the landlord of the person is entitled to the protections of NCRA, then, in the absence of a court order to the contrary, the Association shall not commence collection of any past due assessments and related charges, during a shutdown and up to ninety (90) days after the shutdown has expired. For the purpose of this provision, the term "shutdown" is defined as any period of time during which there is a lapse in appropriation for a federal or state agency or tribal government that continues through any unpaid payday for a federal worker, state worker or tribal worker employed by that agency or tribal government.

18. Other Remedies: The Association reserves the right to avail itself of any other remedy permitted by law and the Association's governing documents to collect assessments, charges, fines and related costs and charges, including but not limited to restricting access to or use of certain common areas, revoking voting privileges, bringing an action in Small Claims, Municipal, District Court, or any other legal action available. Such remedies may be taken in addition to or in lieu of any action already taken, and commencement of one remedy shall not prevent the Association from electing at a later date to pursue another remedy.

19. Collection of Fines: When fines for non-health, safety or welfare violations remain delinquent subsequent to the Pre-Collection Notice, procedures for collections of the same shall be done in accordance with the collection procedures set forth herein with respect to imposing a lien. Where fines involve health, safety or welfare violations then they shall be collected and subject to foreclosure as set forth herein and NRS 116.31031.

20. Miscellaneous: Nevada law provides that Association management, along with other third-party agents, do no wield the authority to write off any principal assessment, charges, or fine amounts due to the Association. The Executive Board must approve all write-offs of debt. Community manager must provide timely updates and

reports as necessary to the Association's Executive Board.

21. Void Provision: If any provision of this policy is determined to be null and void, all other provisions of the policy shall remain in full force and effect.

22. Effective Date of this Policy. This policy was duly adopted by the action of the Board of Directors on September 26, 2023 and shall be effective 30 days after mailing to the membership.

By: Sylvia Ping
President

Attested By:
~~Secretary~~ Treasurer

United Assessment Recovery, Inc.
6625 S Valley View Blvd, Suite 300
Las Vegas, NV 89118
Phone: (702)983-4000
www.uarecovery.com

# Schedule of Fees

| | |
|---|---|
| Demand or intent to lien letter | $240 |
| Notice of delinquent assessment lien | $520 |
| Intent to notice of default letter | $145 |
| Notice of default | $640 |
| Intent to notice of sale letter | $145 |
| Notice of sale | $440 |
| Intent to conduct foreclosure sale | $40 |
| Conduct foreclosure sale | $200 |
| Prepare and record transfer deed | $200 |
| Payment plan agreement – One-time set-up fee | $50 |
| Payment plan breach letter | $40 |
| Release of notice of delinquent assessment lien | $50 |
| Notice of rescission fee | $50 |
| Bankruptcy package preparation and monitoring | $160 |
| Mailing fee per piece for demand or intent to lien letter, notice of delinquent assessment lien, notice of default and notice of sale | $3.20 |
| Insufficient funds fee | $30 |
| Escrow payoff demand fee | $240 |
| Substitution of agent document fee | $50 |
| Postponement fee | $120 |
| Foreclosure fee | $240 |

*Actual costs of collections pursuant to NAC 116.470*

| | |
|---|---|
| Posting and publishing | Actual costs without increase or markup |
| Trustee's sale guarantee | Actual costs without increase or markup |
| Recordings for notice of liens, notice of defaults and notice of HOA sale | Actual costs without increase or markup |
| Mailing costs | Actual without increase or markup |
| Reasonable attorney's fees and actual costs | Actual without increase or markup |

*Costs may not be all inclusive.*

United Assessment Recovery is a debt collector and is attempting to collect a debt. Any information obtained will be used for that purpose. Please be advised that this document constitutes neither a demand for payment of the referenced debt nor a notice of personal liability to any recipient thereof who might have received a discharge of such debt in accordance with applicable bankruptcy laws. This notice is being sent merely to comply with applicable state law governing foreclosure of liens pursuant to Chapter 116 of Nevada Revised Statutes.

**VALLEY VISTA COMMUNITY ASSOCIATION, INC.**
**BOARD OF DIRECTORS RESOLUTION**
**RE: FINE POLICY AND PROCEDURE**

WHEREAS, on April 7, 2017, PH West Holdings, Inc., a Nevada corporation, formed the Valley Vista Community Association Inc. (the "Association") by causing to be filed the Articles of Incorporation of the Association in the Office of the Nevada Secretary of State;

WHEREAS, the Association was formed to operate, administer, and maintain that certain real property comprising the common-interest community known as Valley Vista Community (the "Community");

WHEREAS, on November 30, 2018, Declarant caused to be recorded the Master Declaration of Covenants, Conditions & Restrictions and Reservation of Easements for Valley Vista (the "Declaration") in the Office of the County Recorder, Clark County, Nevada, in Book No. 20181130, as Instrument No. 0002406;

WHEREAS, the Association, through its Board of Directors (the "Board") is responsible for operating, administering, and maintaining the Community in accordance with, among other things, the provisions of the Declaration;

WHEREAS, pursuant to Article 7, Section 7.2 of the Declaration, the Board is authorized to adopt, implement, and enforce Rules necessary for the efficient governance and operation of the Community;

WHEREAS, the Board has deemed it to be in the best interest of the Association to establish a uniform and systematic procedure for handling violations of the Governing Documents and the imposition of penalties for said violations; and

WHEREAS, the Board desires to adopt the following policy pertaining to its fine policy and procedure for violations.

NOW, THEREFORE, BE IT RESOLVED that the Board for the Association hereby adopts the following Fine Policy and Procedure for implementation within the Association. Except as otherwise set forth herein, the capitalized terms have the same meaning as those terms are defined in the Declaration:

1. Owner's Responsibility For Conduct of Others. Consistent with the Association's Governing Documents, and subject to the limitations imposed by NRS 116.31031(2), the Owner is responsible for the actions and conduct of any occupants of his or her Unit including, but not limited to, family members, tenants or invitees.

2. Community Inspections. On at least a monthly basis or more frequently as determined by the Board, the Association's community manager ("Manager") or Board shall inspect the Community for violations of the Governing Documents.

3. Courtesy Notice. Upon receipt of a written complaint from an Owner or Resident or, after an inspection, or the observation of a member of the Board or Manager, regarding a potential violation of the Governing Documents, the Association's Board, Manager, legal counsel or other authorized agent of the Association (the "Authorized Agent"), acting on behalf of the Board, shall issue a notice (the "Courtesy Notice") to the Owner of the alleged violation. The Courtesy Notice shall be in writing and must be signed by an Authorized Agent of the Association. The Courtesy Notice shall be sent as set forth in NRS 116. In addition, the Courtesy Notice shall:

a. Specify in detail the alleged violation and the proposed action to cure the alleged violation,

b. Specify the reference to the provision(s) of the Association's Governing Documents that has been violation,

c. Provide a clear and detailed photograph of the alleged violation, if the alleged violation relates to the physical condition of the Unit or the grounds of the Unit, or an act or failure of which it is possible to obtain a photograph, and

d. Provide a reasonable opportunity to cure the alleged violation or contest the alleged violation at a hearing.

A copy of the Courtesy Notice may also be mailed to the occupant of the Unit.

4. Formal Notice. If the Owner fails to take corrective action within the time period set forth in the Courtesy Notice, then the Association's Authorized Agent shall issue a formal notice ("Formal Notice") to the Owner of the alleged violation. The Formal Notice shall be in writing and must be signed by an Authorized Agent of the Association. The Formal Notice shall be sent to the Owner as set forth in NRS 116. In addition, the Formal Notice shall:

a. Specify in detail the alleged violation and the proposed action to cure the alleged violation,

b. Specify the reference to the provision(s) of the Association's Governing Documents that has been violation,

c. Provide a clear and detailed photograph of the alleged violation, if the alleged violation relates to the physical condition of the Unit or the grounds of the Unit, or an act or failure of which it is possible to obtain a photograph, and

d. Provide a reasonable opportunity to cure the alleged violation or contest the alleged violation at a hearing, which time period shall not be less than 15 days.

A copy of the Formal Notice may also be mailed to the occupant of the Unit.

5. Notice of Hearing. If the Owner fails to take corrective action, request a hearing, or communicate with the Board, and the alleged violation is not remedied within the time period set forth in the Formal Notice, the Authorized Agent, may serve a "Notice of Hearing" to the Owner of the Unit. In addition, the Association may issue the Notice of Hearing to the tenant or any other

person who may be held accountable for the alleged violation. The Notice of Hearing shall be sent to the Owner as outlined in NRS 116. The Notice of Hearing must contain each of the items contained in the Formal Notice. In addition, the Notice of Hearing must contain:

a. The date, time, and location for the hearing on the alleged violations;

b. The amount of the fine that may be paid by the Owner or tenant for the alleged violation; and

c. The name of the person issuing the Notice of Hearing

A copy of the Notice of Hearing may also be mailed to the occupant of the Unit. In addition, the Notice of Hearing shall advise the Owner or tenant that the Owner or tenant:

i. Has the right to attend all portions of the hearing, except the deliberations of the Board,

ii. Has the right to counsel, and should the Owner choose to exercise that right, the Owner or tenant must notify the management company to provide time for the Board to engage its own legal counsel if determined by the Board,

iii. Has the right to present any and all evidence, witnesses and/or information that may be relevant to address the alleged violation,

iv. May present information relating to any conflict of interest of any member of the hearing panel,

v. Is subject to sanctions imposed by the Board as set forth in Paragraph 8 below.

6. Matters Exempt From Courtesy and Formal Notices. Subject to any regulations adopted by the Commission, if the nature of the alleged violation is such that, in the sole discretion of the Board, it poses an imminent threat of causing a substantial adverse effect on the health, safety, or welfare of the Owners or Residents of the Community, then, subject to the limitations imposed by NRS 116.31031(2), the Association may immediately send a Notice of Hearing, as outlined in this Section, without first sending the Courtesy Notice required by Section 3, or the Formal Notice required by Section 4, above. Violations that may pose an imminent threat of causing a substantial adverse effect on the health, safety, or welfare of the Owners or Residents of the Community include, but are not limited to, the following:

a. Misuse of Amenities;

b. Damage to Association Property and Common Elements;

c. Offensive/Aggressive Behavior/Bullying/Harassment;

d. Dogs off leash or not under control, aggressive/vicious animals, or

e. Short Term Rental or Vacation Rentals.

7. Time For Hearing. The Board or its duly appointed designee may reasonably limit the time an Owner is allowed to present evidence.

8. Possible Sanctions. Any hearing at which the Board is considering a violation of the Governing Documents including, without limitation, the failure to pay an assessment, shall be conducted in an executive session of the Board, unless the person who may be sanctioned for the alleged violation requests in writing that the hearing be conducted by the Board at an open meeting of the Board. *See* NRS 116.31085(3) (c) and (4). Subject to any regulations adopted by the Commission and the limitations imposed by NRS 116.31031(2), if the Board concludes, after Notice and Hearing, that an Owner, tenant, or the invitee or family member of an Owner or tenant has violated a provision of the Governing Documents, then the Board may impose one or all of the following sanctions:

a. Fines, consistent with NRS 116 and this Resolution as follows:

i. A fine of not more than $100.00 per violation, or a total amount of $1,000.00, per hearing, against each Owner or tenant or invitee of the Owner or tenant, if the conduct does not pose an immediate threat of causing a substantial adverse effect on the health, safety or welfare of the Owners or Residents of the Community. *See* NRS 116.31031(1).

ii. A fine commensurate with the severity of the violation and in accordance with the Association's Governing Documents, if the conduct poses an immediate threat of causing a substantial adverse effect on the health, safety, or welfare of the Owners or Residents of the Community.

b. Suspend the Owners, tenants, or invitees of the Owner(s) or tenant(s) right to use the Common Elements during the term of the violation and for a period of not more than 60 days if the violation is remedied;

c. Suspend the Owner's right to vote on any matters affecting the Community;

d. Issue a declaration that the Owner is not in good standing;

e. Seek declaratory and injunctive relief against the Owner, tenant or the invitee or family member of the Owner or tenant of the Unit;

f. Consistent with Nevada law, impose Special Assessments for the actual damage to any part of the Community, or if any Common Expense is caused by the willful misconduct or gross negligence of any Owner, tenant, or invitee of an Owner or tenant, the Association may assess that expense exclusively against the Owner and his or her Unit even if the Association maintains insurance with respect to that damage or Common Expense; and

g. Any other legal or equitable remedies available to the Association for said violations.

9. Hearing Result Letter. Within fifteen (15) days after the hearing, the Board shall issue a letter to the Owner or tenant outlining the hearing results, including any penalties imposed by the Board. The Hearing Result Letter shall be sent by regular and certified mail to the Owner at the address of the Unit, and any different or additional address, including an email address, provided in writing by the Owner for notice. A copy of the Hearing Result Letter may also be mailed to the occupants of the Unit.

10. Fines for Continuing Violations. A violation shall be deemed a continuing violation if a fine is imposed pursuant to Section 8 above and the violation: (A) is not cured within 14 days after issuance of the hearing result letter, or within any longer period that may be established by the Board, or (B) reoccurs after the 14 day time period or within any longer period that may be established by the Board. Thereafter, the Board may impose additional fines in an amount that does not exceed the amount of the original fine and does not exceed $100.00 per violation for every seven (7) day period that the Owner remains in non-compliance, if the underlying violation does not pose an immediate threat of causing a substantial adverse effect on the health, safety or welfare of the Owners or Residents of the Community. However, if, subject to any regulations adopted by the Commission, the underlying violation poses an immediate threat of causing a substantial adverse effect on the health, safety or welfare of the Owners or Residents of the Community then the amount of the fine, per violation, shall not exceed the amount of the original fine and shall be commensurate with the severity of the violation and consistent with the Governing Documents, as set forth in the Hearing Result Letter.

The violation shall be deemed fully cured, and no longer a continuing violation, when the violation does not reoccur within a six (6) month period after issuance of the Hearing Results Letter. There is no cap or limit on the cumulative amount of the fines imposed for a continuing violation. Any additional fine for a continuing violation may be imposed without notice and an opportunity to be heard. *See* NRS 116.31031(7). It should be noted that there is no cumulative cap on the amount of the fines that may be imposed for a continuing violation. *See* NRS 116.31031(7).

11. Notice of Correction. It is the Owner's responsibility to notify the Board in writing, to the Manager, when the violation has been corrected.

12. Costs Incurred in Civil Actions. Any past due fine may include any costs incurred by the Association during a civil action to enforce payment of the past due fine. *See* NRS 116.31031(11).

13. Collection Costs and Interest. Fines are subject to collection costs per NRS 116. *See* NRS 116.3116.

14. Recordation of Lien for Unpaid Fines. The Association may record a lien against an Owner's Unit for any unpaid fines and related costs. The process for collecting unpaid fines that are subject to lien and foreclosure will be treated as any unpaid assessments, as set forth in the Association's Delinquent Assessment Policy and Procedure. If the violation giving rise to the fines is of such a nature as to pose an imminent threat of causing a substantial adverse effect on the

health, safety or welfare of the Owners or Residents in the Association, then in addition to recording a lien against the Unit, the Association may initiate foreclosure proceedings against the Unit. *See* NRS 116.31162(6)(a).

15. Compliance Committee. The Board may appoint a compliance committee ("Compliance Committee"), of not less than three (3) members, to give notice of violations, conduct hearings on violations and to impose fines and other sanctions pursuant to this policy.

16. Appeal Process. If the hearing is held before the Compliance Committee appointed by the Board, then the Owner may appeal the outcome of the hearing to the Board. Any such appeal must be in writing and received by the Manager not more than fifteen (15) days after issuance of the hearing result letter. If the violations process is handled by the Board, without the involvement of the Compliance Committee, then no appeal may be taken.

17. Cumulative Remedies. The remedies and penalties set forth herein are cumulative in nature and do not prevent the Association from taking all necessary legal action to enforce any violations of the Association's Governing Documents by declaratory and injunctive relief. Thus, the Association reserves the right to avail itself of any other remedy permitted by law and the Association's Governing Documents to collect assessments and related costs and charges, including but not limited to bringing an action in Small Claims, Justice or District Court or initiating arbitration proceedings through the Nevada Real Estate Division. *See* NRS 38.310, et seq. Such remedies may be taken in addition to or in lieu of any action already taken, and commencement of one remedy shall not prevent the Association from electing, at a later date, to pursue another remedy.

18. Notice to Association. Owners and tenants should respond in writing or make payments to the address as directed by the Association or its designated collection agent. If no address is given, responses and petitions should be mailed to the management company:

Board of Directors
Valley Vista Community Association, Inc.
c/o CCMC
5940 S. Rainbow Boulevard
Las Vegas, NV 89118

19. Summary of Collection Fees and Costs. The collection fees and costs of the Association or its designated collection agent are attached hereto as Exhibit "A."

20. Conflicts. In the event the procedures set forth herein may be, at any time, inconsistent with provision of the Governing Documents or Nevada law, the Governing Documents and Nevada law shall control.

21. Severability. If any of these procedures should be ruled invalid or improper, the validity and enforceability of the remaining procedures shall be unaffected and the procedure held to be invalid shall be reformed so as to give it the manifest intent for which it was drafted.

DATED this 14th day of March 2024.

VALLEY VISTA COMMUNITY ASSOCIATION, INC.

By: _____

Its: President

By: _____

Its: Secretary

By: _____

Its: Treasurer

**EXHIBIT "A"**

**COLLECTION FEES AND COSTS**

## SCHEDULE OF FINES

**Health, Safety and Welfare Violations (as limited by Nevada regulation) Up to:**

| | |
|---|---|
| Involves a lack of care or neglect which directly and immediately places one or more units' owners, residents or invitees within the common-interest community in danger or direct threat of being harmed; or is an intentional act which has the potential of causing immediate bodily harm to one or more units' owners, residents or invitees within the common-interest community. | Fine as established in accordance with Nevada Regulation (but can exceed $100) |

| General Violations | Initial Fine Range: |
|---|---|
| Antenna | $25.00 to $100.00 |
| Architectural Control | |
| Business Use | |
| Failure to Landscape | |
| Maintenance of Landscape | |
| Mechanical Equipment | |
| Occupancy | |
| Repair, Modification, Maintenance | |
| Repetitive Nuisance | |
| Signage | |
| Storage Sheds/Outside Storage | |
| Temporary Occupancy/Buildings | |
| Walls and Fences | |
| Other non Health, Safety and Welfare violations | |

| Nuisance Violations | Initial Fine Range: |
|---|---|
| Animals and Wildlife | $25.00 to $50.00 |
| Clothes Drying | |
| Facilities | |
| Construction/Lighting | |
| Machinery and Equipment | |
| Motor Vehicles (Parking/Size/Commercial/RV) | |
| Noise | |
| Trash Containers/Collection | |

| Continuing Violations | Up to: |
|---|---|
| Continuing Violations | $100.00 every 7 days |

# Valley Vista Community Association Investment Policy

The purpose of this policy is to provide a governing basis for the management and disposition of liquid assets held by the Association to meet the daily operating needs, along with the need to maintain, repair, replace or restore any common elements of the association.

The Association, acting through its Executive Board or Community Manager, shall deposit, maintain and invest all funds of the association at a financial institution which

a) Is located in the State;
b) Is qualified to conduct business in the State; or
c) Has consented to be subject to the jurisdiction, including the power to subpoena, of the courts of the State of Nevada and the Nevada Real Estate Division.

The Association, acting through its Executive Board or Community Manager, shall deposit, maintain and invest all funds of the association:

a) In a financial institution whose accounts are insured by the Federal Deposit Insurance Corporation, the national Credit Union Share Insurance Fund or the Securities Investor Protection Corporation;
b) With a private insurer approved pursuant to NRS 678.755; or
c) In a government security backed by the full faith and credit of the Government of the United States.

The Board will make the investment decisions based on the following Guiding Principles:

- Protect the principle
- Engage with only insured, licensed and bonded agents
- Follow FDIC insurance limits, unless additional insurance is available
- Ensure that adequate liquid funds are available for current year reserve requirements; stagger maturity of investments/CD's
- Achieve highest return possible with minimal risk
- Never borrow for purposes of reinvesting
- Board Members and/or Committees should have no conflicts of interest that would hinder the execution of the investment program

This policy was duly adopted by the action of the Board of Directors on February 22, 2019 and shall be effective 30 days after mailing to the membership.

By: Sylvia Ping
President

Attested By:
Secretary

**Valley Vista Community Association**

**PROXY**

**For the 2027 Budget Ratification Meeting**
**November 18, 2026 at 6:00 PM and any adjournments thereof**

Date: _____

Name of Unit Owner(s): _____

Valley Vista Property Address: _____

An owner may give a proxy only to an eligible immediate family member, a tenant of the owner who resides in the community, or another unit owner who resides in the community, as provided in NRS 116.311.

Name of Person to Whom Proxy Is Given: _____

This person is (check one):
[ ] A member of my/our immediate family
[ ] A tenant of my/our unit who resides in Valley Vista
[ ] Another unit owner who resides in Valley Vista at: _____

**Purpose of Proxy (check one):**

[ ] Quorum only. This proxy is solely for determining a quorum and does not authorize a vote on any matter.

OR

[ ] Voting. I/we direct the proxy holder to cast my/our vote on the proposed 2027 Operating and Reserve Budgets as follows (check one):

[ ] IN FAVOR [ ] OPPOSED

A proxy may be revoked only by actual notice to the person presiding over the meeting. A proxy is void if it is not dated, purports to be revocable without notice, or does not designate the votes to be cast on behalf of the owner who executed it.

_____ _____
Signature of Unit Owner Signature of Unit Owner

Please return your completed proxy to management before the November 18, 2026 meeting at ValleyVista@ccmcnet.com or 2550 Nature Park Drive, Suite 200, North Las Vegas, NV 89084.

# NEVADA SERVICEMEMBERS CIVIL RELIEF ACT NOTICE

Dear Owner or Successor in Interest:

You may be entitled to certain protections under the Nevada Servicemembers Civil Relief Act ("NVSCRA"). If you are a servicemember, or the dependent of a servicemember, currently on active duty or deployment or for a period of one year immediately following the end of such active duty or deployment, the Queensbury at Valley Vista Homeowners Association ("Association") may not initiate a foreclosure action against your Unit if you are delinquent in paying any obligation owed to the Association during this period.

To avail yourself of these protections, you must complete the attached eligibility verification form. Both the servicemember's social security number and a date of birth are required in order for the Association to accurately verify active duty status through the internet website maintained by the United States Department of Defense. The Association will maintain the security of this personal information as required under NRS 603A.

The following definitions apply:

"Servicemember" means a member of the military. "Military" means a member of the U.S. Armed Forces (i.e., the Army, Navy, Air Force, Marine Corps or Coast Guard), a reserve component of the Armed Forces or the National Guard). "Armed Forces" means the Army, Navy, Air Force, Marine Corps, or Coast Guard.

"Active duty" means full-time duty status in the active uniformed service of the United States, including members of the National Guard and Reserve on active duty orders pursuant to 10 U.S.C. §§ 1209 and 1211.

"Deployment" means the movement or mobilization of a servicemember from his or her home station to another location for more than 90 days pursuant to military orders.

"Dependent" means the servicemember's spouse, the servicemember's child (as defined in 38 U.S.C. § 101(4)) or an individual for whom the servicemember provided more than one-half of the individual's support for 180 days immediately preceding an application for relief under the NVSCRA.

Please be advised that the protections afforded by the NVSCRA do not apply if a court determines that your ability to pay or your dependent's ability to pay the obligation owed to the Association is not materially affected by the active duty or deployment.

If you have any questions, please contact the Association.

**NEVADA SERVICEMEMBERS CIVIL RELIEF ACT ELIGIBILITY VERIFICATION**

Unit Owner's Name: _____

Unit Address: _____

Mailing Address, If Different: _____

Email Address: _____ Phone: _____

Servicemember's Name: _____

Servicemember's Date of Birth: _____

Servicemember's Social Security Number: _____

I am eligible for protection under the NVSCRA because I am:
□ A servicemember currently on active duty or deployment or in the period of one year immediately following the end of such active duty or deployment;
□ A dependent of such a servicemember. If I am a dependent, I am the:
- □ Spouse;
- □ Child, as defined in 38 USC 101(4);
- □ Individual for whom the servicemember provided more than one-half my support in the 180 days immediately preceding the application for relief.

I attest by my signature below that I, as the servicemember, am providing my own personal identifying information in order to avail myself and/or my dependents of the protections of the NVSCRA or, if I am the dependent of the servicemember, that the servicemember has authorized me to provide the servicemember' s personal identifying information for this purpose. I further agree that (1) upon request, I will provide additional information to the Association which may be required to verify entitlement to protections under the NVSCRA; (2) the Association will use this information to verify eligibility both initially and periodically thereafter; and (3) when my or my dependents eligibility for NVSCRA protections expires, I will notify the Association within fourteen (14) days.

Signature:_____

Printed Name: _____

Date: _____