



VISTA CASCADE MOBILEHOME PARK

1600 East Vista Way
Vista; CA 92084

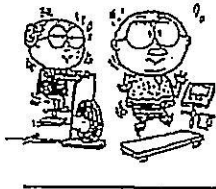
Tel: (760) 724-8356
Fax: (760) 630-5904

A Resident Owned and Operated Community

Vista Cascade Mobilehome Park is owned and operated by Cascadians, Inc., a Non-Profit Mutual Benefit Corporation organized under the laws of the State of California. Each household must acquire one Share of Stock in Cascadians, Inc. However, only residents of Vista Cascade can own a share in, and be a member of Cascadians, Inc.

RESIDENT'S FACILITIES ACTIVITIES &

- Heated Swimming Pool
- Jacuzzi
- Shuffleboard Courts
- Clubhouse & Full Kitchen
- Card Room



- Billiard Room
- Library
- Laundry Room
- Exercise Equipment
- Business Office on Site

- Exercise Classes
- Weekly Bingo
- Holiday Festivities
- Craft Room
- Monthly Breakfast
- Card Games and Dominoes
- Daily coffee klatch
- Monthly Newsletter
- RV Storage Lot (Extra fee)
- Bi-Monthly Open Board Meeting



Many volunteer opportunities are here for those interested.

A BRIEF INFORMATIONAL STATEMENT

The residents of Vista Cascade bought the Park in 1990. According to a recent appraisal, the residents have done well with their investment, as well as, owning a share in the community. Vista Cascade is in the throes of revitalization and we welcome folks that want to become active in any of the many benefits offered by living in Vista Cascade, owning your home and being an Equity Member.

As of the date of this publication, the cost of an Equity Membership in Cascadians, Inc. is priced at \$40,000 until December 31, 2023.

MONTHLY COSTS AND FEES

<u>Monthly Fees</u>	
\$45.00	Satellite TV
201.00	Operations Cost
138.00	Reserve Account
\$384.00	Total Monthly HOA

Monthly Fees DOES NOT INCLUDE SDG&E; Vista Sewer Fees or Yearly County Property Taxes (both Share and Mobile)

Operations Cost INCLUDES Water, Trash Pickup, Common Area Maintenance, Insurance and Administrative Costs

THANK YOU FOR VISITING OUR COMMUNITY.
THE CORPORATION'S BOARD OF DIRECTORS,
VOLUNTEER COMMITTEES, ON-SITE STAFF AND
THE MANAGING AGENT ALL WORK TOGETHER
FOR THE GOOD OF THE COMMUNITY,

*Thank
you*