



Countryside Valley Homeowners' Association

P.O. Box 89788

Tucson, Arizona 85752-9788

[www.countrysidevalleyhoa.com](http://www.countrysidevalleyhoa.com)

July, 2005

The Prez Says, ***"It's HOT, HOT, HOT!"*** On behalf of the Countryside Valley Board of Directors, I would like to wish you and your family a happy beginning to what promises to be a very warm summer. We try to pass along information to you on a bimonthly basis that you may find useful. If you are new to the neighborhood, welcome! We encourage you to contact us so we may answer any questions you have about the CC&Rs that govern our community.

[www.countrysidevalleyhoa.com](http://www.countrysidevalleyhoa.com): Yes, we are now on the web. While our site is still not at 100%, we hope it helps communicate information that you may need. Soon, we will have the ability to pay our dues online through a service called Paypal. More information will come your way soon. Also, we provide advertising space at our website at a cost of \$20 for four months. Contact me if you or someone you know may be interested in advertising space.

**A New Sheriff in Town:** As you probably know, unlike most other HOAs, Countryside Valley is not run by a management company. We take care of our own affairs to help keep dues low and handle issues in a neighborly way. In the past, members of the board have made personal visits and sent letters to ensure homeowner dues are kept current. However, this practice is an uphill battle. While this board is committed to continuing managing its own business, we have retained a new lawyer to handle delinquent dues. Tanis Duncan is a local lawyer dedicated to homeowner associations and the issues they must deal with on a daily basis. She is also the legal representative to the Countryside Community Center. Beginning now, any homeowner delinquent more than **three months** will be turned over to Ms. Duncan and she will handle the account. Please be advised that she will place a lien on the property and charge lawyer's fees. This becomes a very expensive situation. The bottom line is keeping your \$21.50 homeowner dues current. If you have any questions about your balance or any other aspect of the CC&Rs, do not hesitate to contact us.

**Parking:** By far, the number one issue in our community is parking. Unlike other communities, there is no overflow parking in our neighborhood. As our families grow and our children become teenagers, more vehicles become part of our "stuff." However, the policy stands, **no parking on the streets**. So, in order to avoid any parking fines, we suggest the following:

- Use the garage – each garage is capable of holding two vehicles.
- Park outside the gate on Lessing Ln.
- Extend the driveway – Several residents have extended their driveways to allow for a third vehicle. This becomes a touchy solution, as we are not allowed to park vehicles in our front yards. The board has discussed this issue at great length and have agreed to the following:
  1. **If a resident wishes to extend their driveway, they must submit a request to the board with a drawing and explanation of the plans.**
  2. **Extensions must be temporary, meaning they must be done in brick, pavers, etc., not cement.**
  3. **Extensions must connect with the existing driveway.**
  4. **Work may begin once board approval has been given.**

\* Vehicles parked on the street or in the yard may be issued warnings and / or fines.

**Screens:** Are your screens starting to fade and fall apart? Mine were. So, I took all ten screens and the screen door to Ace Hardware at Ina and Thornydale. They re-screened all the frames at a price of about \$16 per screen. If your frame is damaged, they will remake the frame at a bit higher cost. It makes a big difference to the appearance of the house and allows windows to be opened at night, keeping out unwanted bugs.

**New Addresses:** Some of you may have noticed that the address on the curb in front of your home has been repainted. We would like to thank Cary and S.J. Schneider for their hard work and effort getting the job done. The pizza delivery guys are most appreciative!

**Curbing the Debris:** Speaking of curbs, many of our homes have debris collecting along the street at our curbs. Street sweepers are expensive and the streets usually do not stay clean for very long. Therefore, we are encouraging all residents to sweep in front of their homes to help keep the neighborhood looking its best.

**Elections 2005:** Are you interested in becoming part of the Countryside Valley HOA Board of Directors? Elections will be held at our annual meeting in August. Consider serving the community in which you live. You must be a homeowner in order to run for a place on the board. Contact me if you would like to enter your name.

**General CC&R Reminders:**

- **Parking** on the streets is prohibited at all times.
- **Garbage** receptacles must be placed out of sight within 24 hours of pickup. It is all right to place them in the garage or in the back yard. Please do not place receptacle by the front door.
- **Dues** are \$21.50 per month. There is a \$5 late fee if dues are not paid by 3rd Monday of the month.
- **Yards** are the responsibility of the resident. This includes front, side, and back. The board will begin regular walks through the neighborhood to assess the upkeep.
- Remember that any **exterior changes** to the home or property must be **approved by the board**. Many residents have called to state plans to paint the exterior of their homes. Thank you for letting us know. When it comes to paint color, we are expected to conform to the current color scheme of the neighborhood. We do not expect the paint color to match perfectly with the current color. However, we must avoid the greens, blues, purples, pink polka dots, etc.
- The speed limit in our neighborhood is **15 mph**. Please make the streets safe for our kids.
- **Gate information** can be obtained from Robyn at Altech at 747-4441.
- Our **fax** number is 744-8162.
- **Monthly meetings** are held at the community center on the fourth Monday of every month at 7:00.

As you know, home prices are “going through the roof!” We should take pride in the fact that Countryside homes, specifically Countryside Valley homes, are hot items in the real estate market. This is due to a combination of our gate, private streets, and most importantly, well kept homes. We encourage everyone to take pride in his or her home and maintain the exterior. Take time to walk around your home and see what your neighbors see.

Have a great summer,



Todd Autenreith – President Countryside Valley HOA – 744-8529