



Countryside Valley Homeowners' Association
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The Prez says, ***“Happy Mother’s Day to all of our beloved Moms.”*** On behalf of the Countryside Valley HOA Board of Directors, **I would like to wish you and your family a happy Memorial Day and welcome to another summer vacation.** This is one of a series of bimonthly newsletters to help keep you up-to-date on important information regarding our neighborhood and community. We hope you find it useful. If you are new to our neighborhood, welcome.

Roads Update: The Board is continuing to look into the possibility of obtaining a loan to help pay for resurfacing all of the roads in our neighborhood. There are just a few financial institutions that provide loans to HOAs, but the Board feels the financial support will help move up a possible date to do the roadwork. One of the criteria is a minimal number of homeowners who are delinquent in HOA dues. Therefore, **the Board will be diligent in reminding homeowners to make their \$31 per month dues current.** Much more information will be provided before the Board makes any decisions regarding a loan.

Neighborhood Walk: Letters were sent out in January to all homeowners regarding current conditions of homes and properties within Countryside Valley. The purpose was to communicate with homeowners what areas violate sections of the CC&Rs with regard to maintenance and upkeep. Two deadlines were listed to complete the work. February 28, 2015 was used for work such as weeding, raking, pruning, and general yard/curb cleanup. The second date of July 31, 2015 was for work involving paint, stucco, dead trees, tile, gates, and walls. The February 28 deadline has come and gone and the Board will be contacted homeowners who had not addressed the items listed in the January letter. Now, the July deadline looms for those violations that required more time and money to address. **Please make sure the violations have been corrected by the July 31 deadline.** Those homeowners who do not fix the problem will be invited to a Board meeting to discuss the violations and learn whether or not fines will be assessed to the property.

Unsightly Back Yards: Recently, the Board was asked to look at a wall in a back yard that was damaged by nearby vegetation. More concerning than the broken wall was the sight of neighbor’s back yard. It was a reminder of the vast number of back yards in our neighborhood that are filled with dead trees, old sheds, tall weeds, old toys, trash, broken screens, dilapidated back porches, and an array of other unsightly articles. So, please, take the time to assess your own back yard ask yourself, “If my neighbors were hosting company for a BBQ, what would they think of having to look at my home and back yard?” If you can see these unsightly articles, chances are, so can your neighbors. The Board will make addressing unsightly articles in the back yards a priority in the coming year.

Wall-eee: As mentioned above, the Board has been contacted about several examples of walls being damaged by surrounding vegetation. It is the responsibility of the homeowners to manage their vegetation and remove any that is the “root” of the problem. Homeowners who share a wall should work together to repair any broken walls.

Solar Energy: As you may have noticed, many homes, businesses, and schools in the area have installed solar panels to be more proactive in reducing a dependence on electricity for their energy needs. The Board invited a local solar company, Solar City, to our last monthly Board meeting to provide information about the cost and procedures for installing solar panels on tile rooftops. Since solar panels are an exterior change, the Board would still need to be informed of the project by the homeowner.

Bees All-a-Buzz: The warm temperatures means the presence of bee swarms in the area. It is extremely important to survey our homes and properties for signs of bees building hives in our walls and eaves. If your neighbor's home is vacant and you witness bees coming and going, contact the Board immediately. Safety is a priority.

Gate Keepers: Not too long ago, someone hit the incoming gate so hard that it had to be replaced at a cost of \$1,300. Please, be patient when coming and going through the gate area and if you witness anyone hitting either gate with a vehicle, please pass the information to the Board. More cameras are a costly endeavor. Also, if you would like the gate opened for a yard sale or open house, contact a Board member to get that done.

The Little Things: While many of us tend to look at the big picture, it is the little things that often matter more. So, please be sensitive to the little things, including:

- Paying monthly dues.
- Placing trash and recycling containers behind the back gate on non-pickup days.
- Parking all vehicles in the garage and in the driveway (parking on the street is prohibited).
- Driving 15 miles per hour. Kids and other folks use the streets on a regular basis.
- Keep up with growing vegetation and any pesky weeds. Dead vegetation should be removed.
- Maintain the exterior of the home.
- Be responsible pet owners with respect to noise and aroma.
- Cover windows with actual window coverings.
- Sweeping rocks and other debris along the curb area in front of the house.

Several homes are for sale or for rent in the community. It is helpful when realtors and homeowners can invite potential residents with confidence to consider their home and this neighborhood for their families.

The Bottom Line: When all is said and done, it comes down to pride - pride in our homes, properties, and neighborhood. Whether we own or rent, maintaining our homes and properties should be kept at a high standard. Our community CC&Rs hold us accountable to those high standards and it is the Board's responsibility to hold homeowners to the same high standards. Let us all take the time to make Countryside Valley one of those neighborhoods that maintains an excellent reputation.

New Residents: We want to welcome everyone who is new to the neighborhood! You have selected a great neighborhood in which to live. All of our Community Rules and Regulations are online at our website as well as other links that you may find helpful. **Please contact us if you have any questions or concerns,** you may contact us at our voicemail number or email address. The next homeowner meeting is scheduled for **Monday, June 1, at 7:00 p.m. at the Countryside Community Center on Bald Eagle.**

Respectfully,

Todd Autenreith - CVHOA

• *Here is a top 10 list of things to remember as residents of Countryside Valley:*

1. **Monthly Dues (\$31)** are to be paid by the first of each month. A \$10 late fee will be assessed if dues are received more than 30 days late.
2. **Waste Management** provides trash pickup on **Monday and Thursday**. **Recycling is on Tuesday**. They provide the cheapest service for 2 trash and 1 recycling pickup in one week. The Board would like to limit to one provider to reduce wear on the streets.
3. **Place trash and recycling bins in the garage or back yard on non-pick-up days**. Receptacles seen from the street on non-pick-up days are in violation of the CC&Rs.
4. **Park vehicles in garage or driveway**. Each home has four parking spaces available. **Parking 3 vehicles across a driveway and in the street is prohibited.**
5. **The speed limit in Countryside Valley is 15 MPH.**
Please drive safely - kids at play.
6. **Keep up with vegetation**. Pull weeds, trim trees and bushes, and cut down dead vegetation, and hang that hose.
7. **Maintain the exterior of the home:** repair/replace broken gates and fascia, fill holes in stucco, paint chipped and worn wood and stucco, keep driveway oil free, and replace broken or missing tile.
8. **Be responsible pet owners:** Bring barking dogs inside and pick up unwanted dog droppings in the back yard. Be respectful of a neighbor's right to peace and quiet.
9. **Cover windows with actual window coverings**, not towels, sheets, aluminum foil, etc. Please replace broken blinds and screens.
10. **Architectural Changes:** Any changes to the exterior of the home, including paint, additions, sheds, etc., must have Board approval in writing.

If you have any questions or concerns, feel free to contact the board at 292-5454, info@countrysidevalleyhoa.com, or P.O. Box 89788 Tucson, AZ 85752.

Just a reminder that monthly Board meetings are held on the first Monday of the month at 7:00 at the Community Center on Bald Eagle.

Respectfully,

The CVHOA Board of Directors