

Villas Voice

Countryside Villas Newsletter

April 2006

IMPORTANT- SPECIAL ASSESSMENT FOR PAVING:

The Annual Meeting will be on May 15th and you will soon receive a packet of information for that meeting. A very important vote will take place at that meeting and it is imperative that everyone read all the information we send to you and you cast your vote.

Many of you have attended the Board Meetings or read the newsletters and know that the Board has been looking at the condition of our streets. They are in poor condition and were due to be seal coated this year. The Board met with several paving companies last fall and all the paving companies came to the same conclusion: our asphalt is in need of major renovation and replacement.

At that time the cost estimate for work this year was \$36,000. The Board has been setting aside money since the last seal coating (2001) and will have \$21,000 for the project by the end of this year. We also had a windfall of \$12,000 when the Board negotiated a settlement with the developer of Countryside Manor. This raised our reserve funds for paving to \$33,000. When the \$5 dues increase is added the paving fund total, we had planned to have sufficient money (\$37,000) to resurface our streets. Unfortunately, this is NOT THE CASE!

Because asphalt is petroleum based product, the price of asphalt has increased along with the price jumps for gasoline. There have been two large price increases since we got the bids in September. The cost to do our streets now is \$49,000, which means we are now short \$12,000 for the project.

All five paving companies have advised us that they are anticipating more price increases averaging 10-20% a year until oil prices are controlled. At that rate our paving project in just three years could cost us \$65,000.

The longer the community postpones this project, the more our streets will deteriorate, the fewer our options for refurbishing them, and the higher the costs will become. We will be asking you to approve a special Assessment of \$200 per lot to raise the additional money to resurface the streets this year. That amount would be payable in four installments.

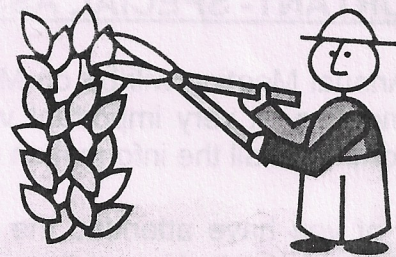
The Special Assessment will raise \$14,400. This is enough to cover the \$12,000 we are short, and provide money for the increase that is expected before the end of this year.

We will have a representative from one of the paving companies at the Annual Meeting to discuss the project and answer your questions. We will also be including a very detailed analysis in the Annual Meeting packet. Please read the information and attend the meeting. Your understanding of the situation is imperative to your casting an informed vote.

Landscaping Update:

The Board has been consulting with the University of Arizona Master Gardeners to get advice and ideas about our landscaping. As we look around the community many of our Texas Rangers, Oleanders, Junipers and Rosemary bushes are very "woody." They look like tall sticks with a little bit of green on top. This is caused by two factors: their age and the style of trimming. Our bushes are all old, in most cases they are probably 20 years old.

We do not need to replace them, what these plants need is rejuvenation. To **rejuvenate** an old, overgrown shrub, 1/3 of the oldest, tallest branches can be removed at or slightly above ground level to allow for new growth. After these bushes are cut back and rejuvenated, then selective trimming, not sculpted trimming, will be done.



The Board has decided to start the rejuvenation process this year to ensure our neighborhood continues to look great into the future. We have more than 50 bushes that need to be cut back and rejuvenated. We will do a third of them each year for the next three years.

Next week our landscapers will cut approximately 20 Texas Rangers for rejuvenation. Yes, they will be cut to about one foot high and will look like small stumps for a short while, but they will grow back. We may even see small green bushes by the end of this year's growing season. Within two growing seasons these bushes will grow back and be greener, fuller and healthier.

If you have any questions about this, please feel free to call Ruth Brown at 682-0056 to discuss it.

**The next Board meeting is Monday, April 17, 7 pm
at the Countryside Community Center.**

64830 Lantana #8882

Countryside Villas HOA

President: Betty Shapiro – 299-6612

Vice President: Tom Pratt – 744-7011

Secretary: Monica Alpona

Treasurer: Kelle Maslyn – 579-1980

Director: David Jones - 744-7790

Welcome/Social Committee: Betty Shapiro – 299-6612, Sherrie Pratt – 744-7011

Landscape Joann Fanning – 579-1671

Newsletter Kelle Maslyn – kmaslyn@comcast.net,

Ruth Brown – rbsquare@direcway.com (On April 22nd, this will change to rbsquare@hughs.net)

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