



Villas Voice

Countryside Villas Newsletter

August 2005

Property Values Continue to Rise

Following suit with the rest of the Tucson area, home sales in the Villas continue to rise in 2005. There are currently two homes for sale in the Villas: a 985 square foot, 2 bedrooms, 2 baths that is listed for \$ 169,900 and a 1281 square foot, 3 bedroom, 2 bath for \$ 165,900. The following are sales statistics for January through July 31, 2005 in the Villas:

# of Bedrms	# of Bath	Total Sq. Ft.	Listing Price	Selling Price	Sold: Price/Sq Ft	Days on Market	Date Sold
3	2	1282	163,250	163,500	127.54	11	4/06
3	2	1054	139,500	143,000	136.15	15	4/06
3	2	1198	123,500	126,000	105.18	2	5/06
Unknown				134,000	?		5/06

Be Aware of Garbage Rules

The Board has received several calls over the past month from Saguaro Environmental Services, our trash collection company, asking for our help. Some residents have had trash out that has not been picked up and you may wonder why.

Here are some regulations that all residents must follow:

- **All trash must be in a trash can** that can be picked by the automated arm on the truck. The drivers are not permitted to get out of the truck to pick up trash.
- If your trash can is too full it may not be picked up. The lid on the can must be closed because an open lid means that trash may fall out of the container. This leaves a mess on our streets.
- Be careful what things you put in your trash. Someone recently put out paint cans/buckets. Paint is considered "Hazardous Waste" and will not be picked up. If you need to dispose of "Hazardous Waste" or want to know what is considered hazardous there is a Household Hazardous Waste Disposal site (no charge) located on the Frontage Road at Prince and I-10. You can call them with questions at 888-6947. For a list of items that are considered hazardous waste, you can visit <http://www.deq.co.pima.az.us/waste/househol.htm>.



The trash company is happy to provide a second trash can (at no charge) to any home if this will help alleviate the excess trash problem. If you would like to have a second trash can call Saguaro environmental, Customer Service at 745-8820. When you call, let them know that your Association pays for the trash and the account number is 3845 20 026393 9.

Meet the Villas Manager

Hello everyone, I am Ruth Brown, your Property Manager. I am honored to be a part of the Villas. I have been the Manager for the Villas since 1996 when I was employed by Hardman Property Management. With Hardman I learned the Real Estate Property Management business, managing residential properties and homeowner's associations.

In 2000, I ventured off on my own and opened C.A.M.CO., specializing in association management. I found that I much preferred working with owners and helping Boards guide their communities.

My motto is, "Management with a Personal Touch." I enjoy getting involved with the community and interacting with the owners and residents. I love helping with garage sales, attending community functions and rolling up my sleeves to help with a community volunteer project on a Saturday. Every community has its' own uniqueness that makes it special but some issues, such as barking dogs, and parking are common to all.

Ideas for New Landscape

Some of the neighbors have commented that the landscaping in the common areas doesn't represent the great community we live in because it's not as nice as the rest of the landscaping in the yards. The biggest issue about landscaping for these areas is that there are no irrigation lines in these areas and it will be costly to bring water to these areas.



The Board is looking for ideas for landscaping in the common areas that face Camino de Oeste, at the corner of Matilda, and others. If you have some ideas for no or low water use plantings for these areas, please let the Board know, call our Landscape Committee Chairperson, Joann Fanning at 579-1671 or call Ruth Brown at 682-0056.



There will be no board meeting in August.

Countryside Villas HOA

President: Betty Shapiro – 299-6612

Vice President: Tom Pratt – 744-7011

Secretary:

Treasurer: Kelle Maslyn – 579-1980

Member at Large: David Jones - 744-7790

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

DCC & R Committee: Tom Pratt (Chair) – 744-7011, Stan Astemborski – 572-1723, Ralph Coons – 744-2461

Landscape Joann Fanning – 579-1671

Newsletter Kelle Maslyn – kmaslyn@comcast.net, Ruth Brown

Manager: C.A.M.CO. - Ruth C. Brown Phone 682-0056 Fax: 682-0057

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