



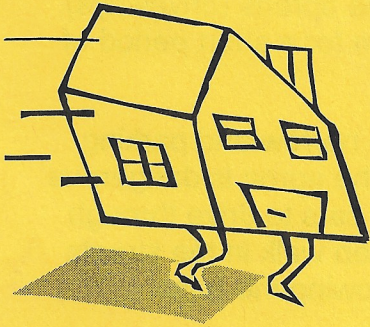
Villas Voice

Countryside Villas Newsletter

February 2005

New Construction in the Neighborhood

Many of you may have noticed the sign for KB Home on the far side of the Circle K along with the orange fencing around the property, but did you know additional homes are planned for the lot between the Villas and Circle K?



America Build Development is planning to build 53 single family homes along side Lessing Lane and north by Circle K. The one-story homes will range from 1,600 to 2,000 square feet, and cost around \$200,000. There will be two entrances onto Lessing Lane – one near Countryside Valley and the other west of Matilda. The one at Matilda will be gated. They plan to put curbs and sidewalks on Lessing Lane, and have County maintained streets in their

subdivision with no overnight parking on the streets. Construction on these homes should start in four months.

The KB Home subdivision will have 93 homes.

Annual Garage Sale

It's time to clean out your home and sell your treasures to someone else at the Countryside Villas Annual Garage Sale. In the past few years we've had about 20 of our neighbors participate. Look for more information on the date in the next few weeks. We usually have it at the end of March or early April.

Dogs & Cats

There have been several complaints lately about pets in the neighborhood. There is a white cat that has been running loose in the Villas and spraying homes, and there have been some complaints about barking dogs.

The rules for pets in the Villas state: "Pets are not allowed to roam the common areas or anywhere on the property." and "Excessive pet noise will not be tolerated. No animals will be allowed to become a nuisance." But there are some other rules we must follow as well – laws set out by Pima County. Please remember:



- Keep your dog on a leash! Any owner who lets his or her dog run free is subject to a penalty.
- Pick up after your pet. It is unlawful to leave dog waste on public property or private property without consent of the property owner.

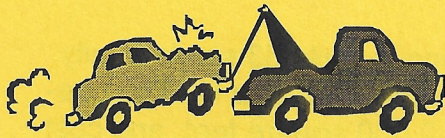
- Barking which is audible beyond the owner's property line and disturbs the "public peace, quiet or comfort of the neighboring inhabitants" can bring a fine of up to \$500!
- All dogs over 4 months of age must be licensed.

Remember pets are a privilege and they count on their owners to take care of them. By letting your pets roam free or bark for hours, it not only annoys your neighbors, but also endangers your pets.

Parking gets better

Thanks to all of the neighbors who have been complying with the parking regulations. Remember the parking lots are only for visitors. Residents who have more than 2 cars, or don't have enough room in their garage must park elsewhere.

There are still a few issues to remember since the board had to give out 3 parking tickets for illegal parking: back parking is not allowed, no parking is allowed on the aprons (driveways), and no street parking is allowed, even for a short period of time.



The streets in Countryside Villas are narrow and parking on the streets or part of the way on the apron is dangerous because it makes it difficult for other cars to drive through the neighborhood safely. People often walk in the streets

and we don't want any accidents to happen because someone is not following the rules.

You Are Not Alone: Annual Inspections

Many of you recently received a letter letting you know that some type of maintenance or repair is needed on your home. Don't feel singled out! Letters were sent to 49 homes in the Villas.

The DCC&R Committee walked the entire property on Thursday, January 20th and noted needed maintenance. This is done annually in an effort to keep our community looking great which in turn is why our property values continue to rise. This year the committee found a lot of front gates and fascia boards that needed paint. The painting of the fascia boards, although high up on your home, is important because of the exposure to the sun. The paint protects the wood and it is much cheaper in the long run to paint rather than replace those boards.

Thank you for keeping our community looking its best!

Thank you Carole Bayer!

Carole Bayer has been the newsletter editor for some time, but has passed the duties to board member Kelle Maslyn. Thank you for all of your hard work, Carole! If you have comments, suggestions, or story ideas for the newsletter, feel free to email her at kmaslyn@comcast.net.

Countryside Villas HOA

President Gene Fanning – 579-1671

Vice President Betty Shapiro – 299-6612

Secretary Kathryn (Katie) Chimienti – 975-9023

Treasurer Kelle Maslyn – 579-1980

Member at Large Tom Pratt – 744-7011

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

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