

Villas Voice

BOARD OF DIRECTORS

PRESIDENT

Dawn Bauman

VICE PRESIDENT

Open

TREASURER

CC Byron

SECRETARY

Open

MEMBER AT LARGE

Carolyn Kielbaso

MANAGEMENT

Cadden Community Management

1870 W. Prince Rd, Suite 47

Tucson, AZ 85705

520-297-0797

Email address:

ckelsey@cadden.com OR

manager@countrysidevillashoa.com

Please call Chelsea Kelsey with any questions.

Board Meetings

Monday, 6:30 pm

Countryside Community Center

9151 N. Bald Eagle

Tucson, AZ 85742

Next Meeting: January 25, 2016

TOPICS FOR DISCUSSION

- ... Need Insurance Review
 - ... 2016 Walk-Around Date
 - ... Annual Garage Sale Date
 - ... Annual Audit vs Compilation vs Review
 - ... Garbage/Recycling bids
 - ... ARC review (solar panels)
 - ... Curb Painting/Sign Replacement
 - ... Annual Meeting
 - ... Board of Directors Recruitment
-

**Looking for
homeowners to run for
the HOA Board of
Directors 2016-2018
term.
Please consider this
service to your
community.**

November 2015 Meeting Highlights

- Groundskeeper Contract Renewed
- Financial Audit Completed/Approved
- 2016 Budget Approved
- 2016 Meeting Dates Approved
- Tree Trimming Proposal Tabled

LANDSCAPING

Our landscaping is looking good! The Groundskeeper contract was renewed for another year with a small increase in fees. Joanne Fanning, Dawn Bauman and Debbie Buenger have keys to the locked back flow valve that turns the irrigation water on and off. If you notice an irrigation leak, please contact one of them so the back flow can be turned off.

The HOA maintains the area outside of the entry gates. If you would like a plant/shrub placed in your front area, please let the property manager know so it can be arranged with our landscaper.

WALK-AROUND

The annual walk-around will be coming up in February. Now is the time to spruce up your homes! If you need paint chips or have any questions, please call the property manager.

ROAD REPAIR

Road resurfacing/sealing was completed **November 14th, 2015**. This has really spruced up the looks of our community! A big "Thank You" to all residents for helping this project succeed! The resurfacing should last for 5-6 years before having to be repaved.

FINANCIAL AUDIT

The DCCRs require an annual **audit**. The 2015 audit was completed and passed. If you would like a copy, please contact the property manager.

Financial audits are expensive (and, according to state law, unnecessary). A less expensive financial review or a financial

compilation is a good alternative but the Bylaws would have to be changed to allow this. Stay tuned for further information while the Board investigates our options.

DECORATIONS

Wow! The Christmas decorations in our community were fabulous! It was wonderful seeing how many homes displayed "the spirit of the season." Thank you, everybody, for putting them up (and for taking them down!).

BOARD MEMBERS

Two Board members have resigned due to work conflicts. Good luck with your new work responsibilities, Debbie; and safe travels with your job, Trinidad! Thank you both for volunteering your time and for the input you provided while on the Board!

There are currently 3 Board members. The Bylaws require a Board of 3-5 people. 2 Board members' terms end in May 2016.

We need 2-4 people to volunteer to be on the Board of Directors to keep our HOA viable. The strength of a community is in the people who are willing to work together to make it a great place to live - 1 or 2 people cannot do it alone.

NEWSLETTER

If you would like to add something to the newsletter, send your suggestions: manager@countrysidevillashoa.com.

If you would like to have your newsletter and/or a copy of the monthly financial reports mailed to you, please contact Chelsea Kelsey at 520-297-0797.

Calendar

**2016 Board Meetings, Monday
6:30-8:30 pm**

- January 25, 2016
- March 21, 2016
- July 18, 2016
- September 19, 2016
- November 21, 2016

**Annual Board of Directors Meeting
May 14, 2016 ~ Saturday, time TBD**

Committees

DCC&R

- Debbie Buenger
- Dawn Bauman

LANDSCAPING

- Joanne Fanning
- Betty Shapiro
- Bill Hutchinson
- Carolyn Kielbaso
- Ed Knitowski

SOCIAL

- Dawn Bauman
- Debbie Buenger
- Sharon Simpson

NEWSLETTER

- Dawn Bauman

PARKING PERMITS

- CALL 9AM-8PM
- Dawn Bauman
- 250-5168
- Debbie Buenger
- 205-0012

January 18, 2016

Dear Countryside Villas Homeowners:

As you know, Countryside Villas is a small community of patio-homes that was established in 1984. The 72 properties of Countryside Villas share community common areas and are bound together by a Homeowners Association (HOA). According to page 1 of our CC&Rs, the primary objective of the HOA is "for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property."

Countryside Villas HOA has a Board of Directors that consists of 3-5 volunteers (mandated by the Bylaws). The Board meets for 2 hours every other month to discuss community issues and vote on any business decisions that need to be made. Currently there are 3 members on the Board. In May 2016, two Board members' terms will end. 2-4 people need to run for the Board this May in order to maintain a functional HOA that can make decisions for our community.

What happens if not enough people are willing to participate? The Board ceases to exist. Should that happen, the property management company (Cadden) will continue the day to day operations of our community - such as pay the bills and collect assessments - but they cannot make decisions when problems or issues come up. So, if an irrigation problem develops, no decision to have it repaired can be made. If a tree or cactus falls in the street or across the sidewalk, no decision to have it removed can be made.

Throughout the years, many long-term residents have served on the Board. Luckily, there has been an influx of new residents over the last several years. It is my hope that some of the new residents will volunteer to serve their community, and have a voice in the decisions that are being made.

The Annual Homeowners Meeting to elect the new Board of Directors is scheduled for Saturday, May 14, 2016.

If you'd like more information or if you would like to run for the Board, you can contact our property manager, Chelsea Kelsey at 520-297-0797, or email ckelsey@cadden.com.

If you'd like to see a Board meeting in action, please join us at the Community Center on January 25 or March 21, 2016 from 6:30-8:30 pm.

Sincerely,

Dawn Bauman
CVHOA President