

Wishing you a...
Happy Father's Day!

June 17:
 Father's Day to do list:
 Rest ✓
 Relaxation ✓
 Remote control ✓



Recognize:

On behalf of the community, we would like to take this opportunity to recognize, honor, and thank **Tom Pratt** for his many years of dedicated hard work and leadership as a member of the Board of Directors, holding many positions over the years.

Tom, we wish you success and a much deserved rest!

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Villas Voice

Countryside Villas Newsletter

June 2007

Annual Meeting Election Results

Congratulations to the new Countryside Villas HOA Board of Directors for 2007-2009: **Gene Fanning** and **Larry Hull!** (Each will be serving a two-year term.) The annual meeting took place May 21st at the Countryside Community Center. After the elections the Board is responsible to decide who will hold which position and voted **Gene Fanning as our new President; Larry Hull, our new Treasurer; Stan Astemborski as Vice President; Betty Shapiro as Director; and Monique Alponete will continue on as Secretary.** We had an excellent voter turnout and with 33 members participating in the vote (both in person and in absentee ballots) we had no problem reaching the required quorum of 25%. **Special Thanks to all members for your participation and enthusiasm!** It was GREAT to meet and see so many of you at the meeting. We'd also like to thank **Kay Herman** who served as **Director** on the Board for the past year upon moving here from California—we will certainly miss her pleasant smile and positive attitude.

A few words from the New Board...

"I'd like to thank everybody for your vote and support. I'm looking forward to working together with you in making improvements and continuing to make Countryside Villas a nice place to live." **-Gene Fanning, new President**

"My intent as Vice President is to be responsive, informative, approachable, and accessible in serving the community, working WITH you, BESIDE you, towards the goal of keeping the Villas a desirable and safe place to live. I look forward to working with Gene, Betty, Larry, and Monique in implementing fresh new ideas to foster more member participation" **-Stan Astemborski, new VP**

"A community of this nature needs a homeowner association to be guided by a Board, but the Board should function in the best interest of the community, keep a low profile, and remain unobtrusive, unless the rules of the DCC&R are violated. Thanks for your vote of confidence." **-Larry Hull, new Treasurer**

"It has been an honor for me to be your president this past year and I was fortunate to be able to work with a great Board. The Board voted and passed everything that was accomplished this past year. The landscaping looks great due to the hard work of M&M, Ruth Brown, and Jo Ann Fanning. We implemented a new meeting protocol allowing homeowners 2 opportunities to speak before the Board at meetings; Board Meeting Agendas are now available to homeowners in the Villas HOA Box the Thursday before each meeting; and complaints concerning violations of the DCC&Rs must now be submitted in writing on the Villas Complaint Forms." **-Betty Shapiro, new Director**

Hope to see you at the next meeting June 18th !

Rental Limits—Pros & Cons

(Your ballot is due by Sept. 10th)

Currently, our association does not have rental limits, but an amendment has been proposed by the Board to limit the number of rentals to 11%. Right now we have a total of 12 rental units. If this amendment is passed we'd be at the maximum rentals allowed and any homeowner who wants to rent thereafter would be put on a waiting list. **Rental limits will effect all homeowners in the Villas, so it's imperative you get your vote in no later than September 10th. If you misplaced your ballot and need another one call Ruth Brown (682-0056).**

What are the main issues to be considered ?



In Favor: (Vote "Yes")

1. With absentee owners and just a few potentially irresponsible renters, we could see an adverse effect on our property values. Renters do not have as much concern for their home and the common areas as homeowners do because homeowners know both these conditions will affect their property \$ value. Our property value has been increasing for the past few years, but this could drastically change if we allow a high percentage of renters, especially when the housing market is low.
2. Mortgage lenders impose restrictions on the percentage of rental units in a homeowner association. If rentals exceed those limits, purchasers or owners who want to refinance their units may find it difficult to get financing at normal rates, if at all. Fannie Mae, Freddie Mac, FHA, and VA all have restrictions on the percentage of units which can be rented, which is usually 25% or less.¹
3. Why wait until it's too late and our property becomes worthless? Let's be proactive and keep the percentage of rentals inline to protect our property value.



Opposed: (Vote "No")

1. We want to retain our full property rights. This amendment doesn't allow renting in hardship cases like job transfer, job loss, death...and who knows when we'll be in a situation like that? If we couldn't rent we'd be forced to sell and if the market continues as is (currently there's 10,000 Tucson homes on the market—double the normal amount²), we might not even be able to sell our home.
2. Our current renters have been here for many years without problems. Besides, a homeowner can be potentially just as bad a risk as a renter can be. Why not impose stricter rental guidelines instead of restricting the number of rentals?
3. We may want rental limits in the future, but at this time we don't see the need to impose one until it gets to 25%. Let's "wait-and-see," there's no need to jump the gun now. Besides, there are plenty other mortgage loan companies out there besides Fannie Mae, Freddie Mac, FHA, and VA.

¹ Richard Thompson, *Realty Times Real Estate News and Advice*: http://realtytimes.com/rtcpages/20020102_hoarentals.htm

² Tucson Daily Star, 5-23-07: *New, resale housing prices still sliding*—John Strobeck, Analyst, Bright Future Business Consultants

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Other News

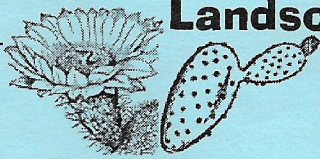
ORO VALLEY DECLARES STAGE II DROUGHT CONDITION



On May 3, 2007, the Town of Oro Valley and Philip Saletta, Water Utility Director, declared a Stage II Drought Condition.

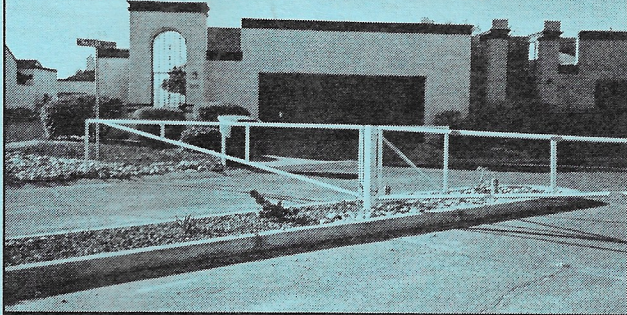
They ask citizens of Oro Valley to voluntarily **reduce their water usage by 10% and refrain from watering outdoors between 7 a.m. and 7 p.m.**

Landscaping



The Landscaping Committee will be doing weekly walk-arounds keeping an eye out for landscaping issues. We're now watering at night to conserve water and expedite rejuvenation of our plants. **Need a bush trimmed, have a concern about the plants in front of your home? Please call Ruth Brown (682-0056) so we can schedule the landscapers to address it..**

Matilda Gate



A petition was presented to the Board in opposition to the Gate at Matilda Drive. The board is considering the petition and will discuss at the next meeting. In the meantime the gate will remain open.

Reminder: Please Paint Outdoor Light Fixtures!

42 of 72 units have painted their outdoor light fixtures, thank you! We'd like to encourage the remaining 30 of you to do the same.



Help I'm barking and I can't shut up!

Stop That Barking!

Dogs left alone all day get bored and restless, and many find relief in barking. Some respond noisily to any and all activity. But, nothing is as annoying as incessant barking—even for dog lovers. If your dog is a yapper or a yowler, please consider some of these bark-abatement ideas to keep the noise down. Your neighbors will thank you!

- **Training.** Always the first recommendation for any behavioral problem! Help is as close as the Yellow Pages. Training not only helps your dog, you'll be surprised how much it helps you, too. You may get some insight into *why* your dog barks so much, or what it is trying to communicate.
- **Citronella collars or Sound Pulse collars.** Humane alternatives to the electric-shock, anti-barking collar. Available on the web and in pet stores. www.ultimatebarkcontrol.com
- **Confinement.** Sometimes simply bringing an outspoken dog indoors or confining it to a crate can cut down on the disturbance to neighbors.
- **Reduce stimulus.** Close drapes to help muffle street noise, or leave a radio on to mask it. Disconnect telephones and doorbells before leaving your home if they upset your dog or make it bark.
- **Companionship.** Dogs are pack animals; they need companionship—a cat, bird, or another dog. Consider a mid-day visit from a pet-sitting service, or drop your pooch off at a friend's place or a day-care facility once or twice a week.

Help the Villas by controlling your dog's barking. **If you aren't home during the day or night, and the dog is, ask your immediate neighbors if there is a barking problem; you may not even be aware your dog is barking while you're gone.** Why wait until the Villas sends you a letter about your dog barking? Be Proactive!

LEASH LAW: Always keep your dog on a leash; *your* dog may be small or obedient, but the *OTHER* dog might NOT be! Protect your dog buddy—ALWAYS use a leash.

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