



Villas Voice

Countryside Villas Newsletter

March 2006

Proxy Voting No Longer Allowed

The Villas Annual Owners' Meeting is coming up in May and there is a new procedure that will be used for voting due to new state regulations.

During the 2005 Arizona legislative session more than 30 bills were introduced to change the way Homeowner's Associations operate. Only one bill (HB 2154) was ultimately signed into law and became effective on August 12, 2005. The Bill had four major components, but the one that impacts our Annual Meeting is the ban on the use of Proxies.

Proxies are no longer permitted, so they have been replaced by Absentee Ballots. These ballots will count toward obtaining a quorum for an owner's meetings. The ballot must give an owner the opportunity to vote on any action to be taken at the meeting, is only valid for the specific meeting, and must have a specific date by which the ballot must be delivered to the Board to be counted. This deadline needs to be on or before the actual start of the meeting to count toward the quorum requirement.

The use of Absentee Ballots changes a few things, including nominations to run for a seat on the Board. Since the Absentee Ballot must be mailed to all owners as part of the Annual Meeting Notice, it must be a final ballot and have all complete data. There can be no more nominations made at the meeting. All candidates' names must be submitted in advance so that **ALL** candidates' names appear on the ballot.

The Board adopted a Resolution that brings our community into compliance with this new law. Soon a letter will be sent to every owner inviting you to submit your name as a candidate to run for the Board. We will also ask all candidates for a short biography. The bio will be part of the Annual Meeting Notice so that you can learn a bit about those who are running for the Board.

When you receive your invitation to run for the Board, please seriously consider serving your community. With many of our older, long-time owners retiring, and have already served many terms on the Board, we need volunteers from among our younger and new residents. We are only asking you to consider serving for one term, **PLEASE THINK ABOUT IT!**

Volunteers Needed for the Annual Garage Sale April 1 (no joke!)

The Villas Annual Garage Sale will be held on April 1st from 8 a.m. to noon. The Garage Sale Committee is looking for a few more people who can volunteer to help that day to ensure that things run smoothly. Do you have a few hours you can spare the morning on April 1? Please contact David Jones at 744-7790, or drop a note in the HOA box at 8889 Carolanne.

Confused About Parking Rules?

Many homeowners have commented that they are confused about the Parking Rules. The Board asked our attorney, Tanis Duncan, to interpret Section 3D of the Community Rules pertaining to parking so we can clarify it for the residents. This regulation states:

Parking in open, common area parking lots is on a temporary basis. Use of these areas for more than three (3) consecutive days and/or nights require approval from the Board and issuance of a permit. The permit must be displayed on vehicles front dashboard.

The meaning of "more than 3 consecutive days and/or nights" means without gaps or a break. A person parking in **any** of the **common areas** for **3 straight days and/or nights without a permit** is in **violation**. The rule does not require a vehicle be parked in the same parking space nor does it specify only nights or days. Those residents who move their cars to different parking places after 3 days or nights, or move it during the day or night are in violation of the rule.

If you will be parking for more than 3 days or nights, please place a written request for a permit in the HOA Box located on the gate at 8889 N. Carolanne Drive.

Thank You Committee Members!

The Board recently reviewed its Bylaws and discovered that it is not in compliance regarding our committees. We do not have the proper committees required by these Bylaws. We have temporarily disbanded the DCC&R Committee and are looking at all of the committee and will revamp them according to the Bylaws.

Thank you to Tom Pratt, Stan Astemborski, Ralph Coons, Gene Fanning and David Kremer who have served on the DCC&R committee. The Board will be announcing new committees as required by the Bylaws soon.

Any questions or concerns that you may have in the past referred to the DCC&R Committee can be temporarily referred to Tom Pratt or the Board.

**The next Board meeting is Monday, March 20, 7 pm
at the Countryside Community Center.**

Countryside Villas HOA

President: Betty Shapiro – 299-6612

Vice President: Tom Pratt – 744-7011

Secretary: Monica Alponente

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

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