

# 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](mailto:ckelsey@cadden.com) OR

[manager@countrysidevillashoa.com](mailto:manager@countrysidevillashoa.com)

Please call Chelsea Kelsey with any questions.

## **Board Meetings**

3rd Monday of Month

6:30 pm

Countryside Community Center

9151 N. Bald Eagle

Tucson, AZ 85742

**Next Meeting: March 21, 2016**

## **TOPICS FOR DISCUSSION**

- ... 2016 Annual Board Meeting
- ... Garbage/Recycling bids
- ... ARC review (solar panels)
- ... Curb Painting/Sign Replacement
- ... Board of Directors Recruitment
- ... Tree/Cacti Trimming

## **January 2016 Meeting Highlights**

- ... State Farm Insurance Approved
- ... Garage Sale Date Approved
- ... Annual Walk Around Date Set
- ... Obtain More Tree Trimming Bids
- ... Obtain Garbage/Recycling Bids
- ... Annual Financial Audit Discussed
- ... Solar Panels Discussed
- ... Curb Painting/Signs Discussed
- ... Annual BOD Meeting Discussed
- ... BOD Recruitment Discussed

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

**LANDSCAPING**

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.



The light fixtures outside many homes are faded. Please check to see if yours could use a little refreshing. One homeowner used Rust-O-Leum High Heat Bar-B-Q Black paint with good results. Another homeowner uses black shoe polish periodically.

Several garage doors have been replaced and do not match the outside trim paint. Doors should be repainted to be in compliance with our DCC&Rs.

**SOLAR PANELS**

There are some dead/decayed trees and cacti that need trimming or removal. The GroundsKeeper arborist submitted a bid of \$4850. We are waiting for other bids and asking if this can be done in stages. GroundsKeeper has a service fee for each trip; doing it all at once will minimize this fee. Since a large tree limb broke off at the front of Doria, it may not be safe to wait.

Solar panels have arrived in our community! Please remember that permanent structural changes or attachments need to be approved by the HOA Board. While the HOA cannot deny solar panel installation, it can require that the installation conforms to certain standards such as meters/piping be hidden in the utility box or inside the gate.

**WALK-AROUND**

The annual walk-around was completed February 27th. The community keeps looking better and better! If you receive a letter and/or have any questions, please contact Chelsea Kelsey for clarification/photo. She also has our approved paint colors/scheme.

A fair number of utility doors need scraping/sanding and repainting. Please don't paint without scraping/sanding - a poorly painted door may not be considered in-compliance on recheck.



**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**

**Annual Garage Sale  
April 9, 2016 ~ 7am-12 noon**

**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

### ROAD REPAIR/CURB PAINTING

The asphalt on the Doria hammerhead was marred between the time of resurfacing and 1/1/16 - possibly by a utility company or a contractor. If anybody has any information, please let us know.

The Board is investigating if the pavement needs to be repaired for structural integrity or if it is only cosmetic damage. Bates has provided a bid for \$1424 to repair the area.

The parking area at the Doria hammerhead will be re-stripped by Bates as per our initial contract.

Bids for repainting the curbs (red for no parking, white in parking areas) are being requested. Curb painting was not in the Bates resurfacing contract. We have one bid so far for \$1675 which includes pressure washing prior to painting. Further bids are coming before we make a decision.



### FINANCIAL AUDIT

Countryside Villas DCCRs require an annual **audit**. Arizona legal requirement is an annual compilation. Financial audits are expensive. We paid \$2900 for our 2015 audit. A less expensive financial review (\$1500) or a financial compilation (\$1100) is a good alternative but the Bylaws would have to be changed to allow this. A letter explaining the options as well as a ballot to change the Bylaws will be mailed to homeowners later this month. Results will be given at the Annual Meeting in May.

### ANNUAL GARAGE SALE

The Board has approved to allow individual and/or group garage sales on Saturday, April 9, 2016 from 7 am to noon. The Board will not be advertising this. Any homeowner who wishes to advertise, may do so. If anyone would like to use the A-frame sign to advertise the sale, please contact a Board member.

### ANNUAL HOA MEETING

The Annual HOA meeting is scheduled for Saturday, May 14, 2016, the time is yet to be determined. It will again be held in the community, most likely under the trees near the Joanna hammerhead. Further details will be on the website after the March 21 Board meeting.

### BOARD MEMBERS

There are currently 3 Board members. The Bylaws require a Board of 3-5 people. Two 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. We meet every other month for 2 hours.

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 to: [manager@countrysidevillashoa.com](mailto:manager@countrysidevillashoa.com).

If you would like to be added to the CVHOA newsletter email list and have it emailed to you, please fill out the form at our website: [countrysidevillashoa.com](http://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.

### NEXT.DOOR.COM

Sharon Simpson would like to remind people about [NextDoor.com](http://NextDoor.com). This is a great website to stay informed on things happening in the local area. The site can be used to share information about community events, lost pets, ask for or give recommendations, post items for sale, crime reports, suspicious activities, ideas for the community, etc. It is a helpful "neighborhood watch" tool. Please consider joining our group (Countryside Shadows). The more homeowners that are "in the loop", the safer our community will be.

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](mailto: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