



Villas Voice

WWW.COUNTRYSIDEVILLAS.WORDPRESS.COM

Annual Meeting:

May 18 @7pm



We were unable to meet the required minimum of 15 participants so the HOA will not be sponsoring the garage sale. **However, the homeowners who signed up to participate will be holding their own private garage sales on Sat. May 9th from 8-12pm as originally planned** and are responsible for their own organizing, advertising, and cleanup.

What's the Villas' Secret?

Last week, the Board was contacted by the president of another Home Owner Association to ask "What's your secret? How can the Villas afford to have new paving and such a well-maintained community when so many other HOAs are going under?"

Per Bill of ADAM, LLC, who has managed hundreds of HOAs over the years, comparatively speaking, the Villas are one of the most successful HOAs in Tucson. Rules are enforced, home values are up, and adequate funds for monthly operating expenses and emergency reserves are being maintained, including funds for maintaining the irrigation system, common grounds, and streets which require seal coating every 3 years.

HOAs are about following rules – if you disagree with the rules, it's best to buy a house elsewhere. HOAs exist to preserve property values, enforce community aesthetics, and maintain common areas in a neighborhood. **The rules can be restrictive, but buying a house and then complaining about the restrictions is disingenuous and doesn't lead to good public policy.** One homeowner summed it up like this:

"As first time home owners, we knew nothing about HOAs when we bought our home here over 8 years ago. When the Real Estate agent began our tour of 200 homes, after a few stops, we asked her why some neighborhoods were cluttered (campers, cars on blocks with oil stained driveways, boats and trailers in driveways, garbage cans left out, cracked roads, and an old refrigerator and furniture in the yard) and yet some neighborhoods were so tidy. She informed us of HOAs.

It was then that we specifically requested to be shown only homes in areas with HOAs. Our agent told us to carefully read and review the HOA rules as we would have to abide by them. Our signature at the bottom of that document was part of the closing package.

The common grounds are maintained beautifully, the neighbors could not be nicer. As I walk the dog each morning, I also get some extra exercise by bending over and picking up litter. Love living here !"



Never Rinse Chemicals Down Your Driveway!

Please be aware that the ONLY substance that should ever be rinsed off a driveway onto the street is SOAP & WATER. Many cleaning products contain harmful chemicals and solvents which damage the asphalt, even natural citrus cleaner will eat through seal coat. Any such product used must be mopped up with towels and never rinsed down a driveway onto the street. **Homeowners are responsible for the cost, repair & cleanup of any damage they cause to the common property, which includes the asphalt.**

Contacts:



HOA BOARD:

President: Bill Hutchison
CountrysideVillasHOA@yahoo.com

Vice President: Loretta Jones

Secretary-Treasurer:

Monique Alponte 744-8376
CountrysideVillasHOA@yahoo.com

Member at Large:

Dale Murdock

Architectural Committee:

Monica M., Monique A.

Landscape Committee:

Jo Ann, Monique, Loretta

Landscaping Issues:

Call Jo Ann (579-1671)

DCC&R Committee:

Loretta, Monique 744-8376

Parking Permits: 744-8376

Social & Welcome Committee:

Monique, Fran, Sharon Shorr

Manager: Ryan Gurnett

ADAM, LLC

516 E. Fort Lowell Rd

Tucson, AZ 85705

Tel: 624-1206, Ext. 316

Fax: 388-4944

Email: Ryan@AdamLLC.com

PLEASE DON'T MAIL YOUR DUES TO ADAM LLC's street address in TUCSON~ Payments must be sent with your coupon directly to ADAM LLC's Processing Center in San Diego, CA listed on the coupon, otherwise they are not lockbox secure. If you do not have a coupon book call Mgr. Ryan at 624-1206, Ext. 316 asap

Attention All Homeowners!

Attend the Annual Homeowners Meeting:

Mon, May 18 @ 7pm (registration begins 6:45pm)

At the *Countryside Community Center*

9151 N. Bald Eagle, Tucson AZ 85742 Tel: 744-4614

If you cannot attend make sure to mail your election ballot by 5/14

DISCLAIMER: These services were submitted by homeowners in the Villas. Per ARS 33-1811 these listings in no way benefit any member of the board of directors or any person related to them, nor does the HOA

The Villas Paint Scheme & Specifications are posted on the Villas' website. If you have more questions call HOA Secretary 744-8376.

Emergency: 911

Pima Sherriff:
741-4900 or 911

Animal Control:
243-5900

Fire: 742-4749 or 911

Rattlesnake Removal: 911

Irrigation Leaks:

Monique 744-8376 or
Jo Ann 579-1671

PARKING RULES & REGS

Each homeowner may only park two (2) vehicles on the subdivision on a permanent basis. The two vehicles *must* be parked in their garage unless a special situation arises and a special temporary permit is issued by the Board. Homeowners should not park their vehicles in the visitor parking lots, those are for guests.



Handyman

Chris: cell# (518) 817-9815

Lives in the Villas, all types of home repair, painting, stucco, gates, utility doors & more



House Cleaning

Services by Sally: 219-4085

Superior housecleaning, reliable, references, reasonable rates, references, windows, pets



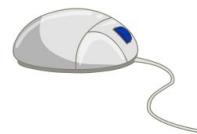
Landscapers:

Marvin: 867-1902

Tree trim, yard work, irrigation, hauling

Jim Seay: 250-1094

Tree trim, yard work, irrigation, hauling



Computer Repair

Rent-a-Techie

Comes to Your House

Matt: 790-0279

MGarrett@Rent-a-Techie.com

Newsletter

Submissions & Ideas are always welcome!

Email CountrysideVillasHOA@yahoo.com
or call HOA Secretary 744-8376

The Villas' website:

www.CountrysideVillas.Wordpress.com