



Villas Voice

Countryside Villas Newsletter

November 2006

ALL THE NEW HOMES BEING BUILT AROUND US:

You are all aware and have been of the two new subdivisions being built to the north of us (all around Circle K). When completed, the two communities will add an additional 134 homes to our area. This means more people, more traffic and less wildlife.



Furthest north (past Circle K) are the homes being built by KB Homes. That community is known as Countryside Village. When completed there will be a total of 80 new homes; 76 of those lots have already been sold and are scheduled for building. KB Homes is offering quite a range of home sizes and styles. They will have one model that is a one-story home with 2-3 bedrooms, 2 baths, and a two car garage with the total home square footage of 1472. There are four other models available, all two story, 3-5 bedrooms, 2-3 baths, two car garage with square footage ranging from 1642 – 2578. All cars and traffic from these eighty homes will come out onto Camino de Oeste, north of Circle K using two new public streets within their community: Wild Eagle Avenue and Roebing Drive.

The second new community just north of us on the other side of Lessing Lane will be known as Countryside Manor. They will build a total of 54 homes on this site. This community will have no entrances/exits onto Camino de Oeste: all their roads will come out onto Lessing Lane. Eight homes will be built along Lessing Lane with their driveways coming onto that street. There will be three internal streets, Country Sky Drive, Country Home Ln., and Country Cove Trail that will all flow onto their only street to exit that community, Countryside Way. The remaining 46 homes will use their street, Countryside Way to enter or exit onto Lessing Lane opposite the west end (dead end) our street Doria Drive.

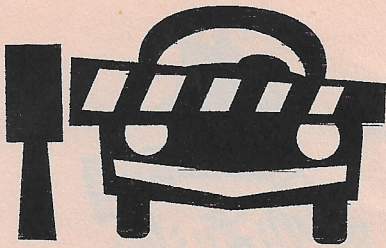
With the addition of these 54 homes to the 120 homes from Countryside Valley we will now have a minimum of 174 cars using Lessing Lane to get to and from their homes and this does not include our residents in the Villas that use Lessing Lane. At this time neither the County nor State have any plans to install a traffic signal at Lessing and Camino de Oeste.

CLOSING OF THE MATILDA/LESSING ENTRANCE:

Over the past several months traffic through our streets has increased a lot. Since construction began on Countryside Manor, the work on Lessing Lane and the new KB Homes, cars and trucks have been cutting through the Villas.

During the months of August and September, a survey of traffic was done on Friday afternoons for two hours. During that time we counted more than 12-15 cars each Friday cutting through from Doria to Matilda to get to Lessing Lane. Based on the information obtained for the above article, it is fairly obvious that our problems will escalate as the homes in Countryside Manor are built and occupied. (Continued on page 2)

This excess traffic puts excess wear and tear on our streets. It poses safety concerns for our residents and must be stopped. The Board feels strongly that this is only the beginning. When the 54 homes are completed, sold and occupied on the other side of Lessing Lane and all must enter and exit from Lessing Lane, our streets will become a short cut for those homeowners. We may even start having problems in some of our Guest Parking areas.



The Board has been talking about this problem and available solutions for many months now. The Board sees no other option but to close the Matilda entrance/exit to put a stop to the drive through traffic and use of our private streets and parking areas by those who do not live here. We are currently seeking bids for a barrier gate to close off the road. We have spoken with emergency services, legal counsel and the County about the road closure and there are no objections or permits required.

The barrier gate that we are designing will have a lock at the middle of the street so that we can open the roadway if necessary. There are a few situations that we have thought of where the opening of that entrance/exit would be needed. A few examples are: (1) the maintenance of our streets, paving or seal coating, we would need to have two ways in or out while the work is done. (2) A large tractor trailer moving someone in or out on Matilda or Joanna would have easier access from that entrance, (3) if there were a major fire and additional fire trucks and service vehicles needed access at that end of our property.

If you are strongly opposed to the closing of this entrance/exit we want to hear from you. Please leave a note in the Villas Box located at 8889 Carolanne or contact Ruth Brown by phone (682-0056) or e-mail (rbsquare@hughes.net). If we do not receive strong and heavy opposition on or before November 22nd the Board will review the bids for the gate and move forward with the closure. Dependent on the contractors work schedule our goal will be to have the entrance closed on or before the end of the year. We will also install a new street sign at the Doria entrance that will say, "NO OUTLET".

Welcome New Neighbors

We are happy to welcome three new owners to Countryside Villas. In August, Angel & Cynthia Morales moved into 8883 Carolanne; Celia Byron moved into 4949 Doria in September; and in October Danielle Reeves moved into 8876 Carolanne. Welcome to our community!

**The next Board Meeting is Monday, November 20th, 7 pm
at the Countryside Community Center.**

Countryside Villas HOA

President: Betty Shapiro – 299-6612

Secretary: Monica Alponete

Treasurer: Stan Astemborski – 572-1723

Directors: Tom Pratt – 744-7011

& Kay Herman

Architectural Committee: Tom Pratt & Stan Astemborski

Landscape Committee: Betty Shapiro, Joann Fanning, Monica Alponete

Social & Welcome Committee: Betty Shapiro, Sherrie Pratt

Newsletter: Kelle Maslyn & Ruth Brown – rbsquare@hughes.net

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