

Villas Voice

BOARD OF DIRECTORS

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Dawn Bauman

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Debbie Buenger

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 OR

manager@countrysidevillashoa.com

Please call Chelsea Kelsey with any questions.

Board Meetings

3rd Monday of the Month, 6:30 pm

Countryside Community Center

9151 N. Bald Eagle

Tucson, AZ 85742

Next Meeting: November 16, 2015

TOPICS FOR DISCUSSION

- ... Meet the Full-Service Property Manager
- ... 2016 Budget
- ... 2016 Meeting Schedule
- ... Financial Audit
- ... Groundskeeper Contract Renewal
- ... ARC review (solar panels)

September 2015 Meeting Highlights

Full-Service Property manager approved

Pavement Resurfacing schedule

Financial Auditor approved

Homeowner Repairs in process ~

Fine letters to be initiated



LANDSCAPING

Joanne Fanning, Dawn Bauman and Debbie Buenger have keys to the locked back flow valve that turns the irrigation water on and off. If you notice an irrigation leak, please contact one of them so the back flow can be turned off.

Several people have potted plants outside their gates - these need to be removed. The HOA maintains the areas outside the front gates (considered common areas). 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.

ROAD REPAIR

Road resurfacing/sealing will be completed by **November 14th, 2015**. So far, 1 car has been towed (at owner's expense) to allow work to progress. Please review the Bates information letter to ensure a smooth process and good results. This is an expensive project - paid for by your monthly dues!

FULL-SERVICE PROPERTY MANAGER

Cadden Community Management became our full-service property management company at a base rate of \$500/month on November 1, 2015. Chelsea Kelsey, CMCA, CAAM is our property manager. You can look at cadden.com to view their services. They will make routine inspections of our community and send out violation letters as needed. Board Meetings will now start at 6:30 pm (not 7 pm) and finish by 8:30 pm. Please try to come to the November 16 meeting to meet Chelsea!

FINANCIAL AUDIT

The DCCRs require an annual audit. The audit is currently in process and should be completed by mid-month.

NEXTDOOR.COM

Nearby communities have reported multiple break-ins and thefts. Please consider joining the nextdoor.com group (CountrySide Shadows). The more homeowners that are "in the loop", the safer our community will be. If you know of any criminal activity in our community, please let the property manager know.

Keeping garage doors open is not only a violation of the DCCRs, but it allows easy access for thieves. Please keep garage doors closed.



DECORATIONS

Kudos to everybody who decorated their yards and gates for Fall and Halloween - it certainly makes walking the community fun, seeing how creative people are! Can't wait for Christmas decorations!

Calendar

2015 Board Meetings, 6:30 pm
November 16, 2015

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

NEWSLETTER

If you would like to add something to the newsletter, send your suggestions: manager@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.



3225 E. 44th Street Tucson, AZ 85713
(520) 741-2100 FAX (520) 741-0815

License Numbers
ROC #109056 Residential C-13 ROC #102421 Commercial A-14
Bonded and Insured

To: Countryside Villas H.O.A.

This letter is to inform you that Bates Paving & Sealing, Inc has been contracted to crack seal and seal coat your roads. The work will be performed in 2 sections. **Vehicles will have to be removed from the scheduled section by 7:00 A.M. the day the work is to be performed and not return until noon of the next day (or when the barricades are removed.)** Work is scheduled on November 6th & 13th. (SEE MAP)

Vehicles' parked on the date scheduled in your area, will be towed at the owner's expense.
Bates Paving & Sealing will not be held liable for any damages incurred during towing.

Access will not be allowed in the work area until work has been completed and Bates removes barricades the next day by 12:00 (emergency vehicles will be allowed at all times). If there is a delay in removing barricades due to weather, a Bates Paving representative will determine the proper time to remove them.

Things to remember: Trash and recycle pick up; mail and deliveries may be affected. No washing vehicles or irrigation during closure (area must remain dry – premature driving or watering will nullify warranty on affected area).

Common occurrences: Scuffmarks caused by vehicle tires, trash trucks may cause damage to sealer, lack of sealer adhesion to oil saturated areas, light transfer of sediment, cosmetic differences in appearance to areas inaccessible to machinery.

