



Villas Voice

Countryside Villas Newsletter

September 2005

Parking Rules

The roads in Countryside Villas are very narrow so the CC&Rs clearly state that there is no parking on the streets, or on the aprons (driveways).

The Board has been getting several complaints about people parking in the street on the east end of Doria. Not only does this make it a safety hazard if emergency vehicles need to get through, it is also dangerous and difficult for other residents to get to and from their garages.

The parking along Doria and in the hammerheads at the end of Carolanne and Joanna is specifically for your guests, so please remind them that they need to park there, not in the street. Look at it this way; it's a good way for everyone to get just a bit of exercise!

Welcome to Our New Residents

We have some new residents to welcome to the neighborhood! Andrea Rasmus and her family now reside at 4825 W. Doria, and Tony and Tara Donaldson recently moved into 4807 W. Doria. Hope you soon feel settled, and enjoy the Villas as much as all of us do.

Ideas for New Landscape

The Board and Landscape Committee recently met with Doug with Trees for Tucson to discuss ideas for landscaping our common areas. We walked in the areas that face Camino de Oeste and Lessing Lane and he told us about various plants and trees that would work well in low water situations.



The Board will be discussing what we can do without spending a lot of money at the next board meeting on Monday, Sept. 19 at 7 pm at the Countryside Community Center. Stop by and let us know what you think of the landscaping ideas.

Meet Your Neighbors

We have profiled the board members and property manager so the community knows who we are. Now it's your turn to "Meet Your Neighbor" by submitting your profile for publication! Email Kelle at kmaslyn@comcast.net and we'll include you in the next *Villas Voice*.

Thank you Katie!

Katie Chimienti recently resigned from the Board due to a conflict with her classes. Katie served as the secretary of the Board for the past two years. Thanks for all your help, Katie!

NO MORE PROXY VOTING !

During the 2005 Arizona legislative session more than thirty bills were introduced that would change the way Homeowner's Associations operate. Only one bill (HB 2154) was ultimately passed, signed into law and became effective on August 1st. The bill has four components.

1. **Disclosure of Information Upon Sale of a Unit:** A "Buyers Acknowledgement" form created last year to inform buyers that they are buying in an association, had received and read the Declarations, Bylaws and Rules and are bound by contract to follow these documents. By buying they are agreeing to be bound by contract and understand that failure to pay assessments can result in a lien being placed on their lot. This year a statement has been added that states: "I also understand that as a matter of Arizona law, if I fail to pay my association assessments, the association may foreclose on my property."
2. **Application of Payments:** Up to now when an owner made a payment of their assessments and fees, that payment was applied to the oldest debt first. This year they added a specific provision stating that "payments are first to be applied to assessments, then late charges, then reasonable collation fees and attorney fees and costs incurred in connection with the collection of assessments". Any remaining amounts can then be applied to other unpaid fees, charges or penalties. This application method may only be overridden if an owner specifically (in writing) directs how the payment is to be applied.
3. **Procedure for Removal of Directors:** A petition signed by 25% of the owners can affect the calling of a special meeting to remove a director from the Board. Once the petition has been received by the Board, they have 30 days after receipt to notice and call a special meeting for that purpose. The quorum requirement for this meeting is 20% of the owners.
4. **Prohibiting of Proxy Voting at Owner's Meetings:** Proxies are no longer permitted but 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 next board meeting is Monday, September 19, 7 pm
at the Countryside Community Center.**

Countryside Villas HOA

President: Betty Shapiro – 299-6612

Vice President: Tom Pratt – 744-7011

Secretary:

Treasurer: Kelle Maslyn – 579-1980

Member at Large: David Jones - 744-7790

Welcome/Social Committee: Betty Shapiro – 299-6612, Sherri Pratt – 744-7011

DCC & R Committee: Tom Pratt (Chair) – 744-7011, Stan Astemborski – 572-1723, Ralph Coons – 744-2461

Landscape Joann Fanning – 579-1671

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