

# Villas Voice

September 2007

Countryside Villas Newsletter

Red-tailed Hawk • Photo: Eric Dresser



## UPDATE: Paving our Streets

With new management comes fresh ideas, different perspectives and insight. The Villas held their first meeting with ProHOA on Aug. 20th. The Board has received lots of positive feedback from homeowners who feel very optimistic that



with ProHOA's professionalism and knowledge, they can successfully assist us in achieving the Villas' mission to enhance property values and the quality of the community.

Featured above is one of our "other neighbors," the awesome **Red-tailed hawk**. It's one of the largest hawks in the world, weighing 2-4 lbs, with a wingspan of almost 5 feet, easily identified by its ruddy colored tail, strong, sharp talons (claws), and loud, long, unmistakable rasping scream. Their eyesight is 8 times that of a human. They eat birds, mice, rabbits, and squirrels. They can kill a small pet, and have even been known to swat at a Labrador. Three were spotted eyeing 2 small dogs on their patio. It's a good idea to never leave your pets outside in your yard unattended. [www.desertUSA.com](http://www.desertUSA.com)

**ProHOA feels the Villas have adequate reserve funds to move forward with the paving project at the beginning of 2008 without having to levy an assessment on the homeowners.** Therefore, the Board voted to halt proceeding further with the assessment and thus ballots were not mailed out. **The paving project will be discussed in detail at the next meeting—all homeowners are encouraged to attend.** In the meantime, please take a moment to read some basic info regarding reserve funds on the next page. (see page 2 "What are Reserve Funds?")

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**REMINDER: New Payment Address**  
**ProHOA Managers**  
**7225 N. Mona Lisa, Suite 200**  
**Tucson, AZ 85741**

Homeowners will be receiving their preprinted address labels in the mail soon.

# What are Reserve Funds?

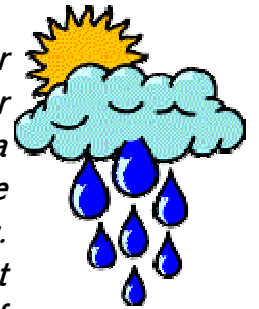
## ...The Rainy Day Fund

For the association's operating budget, expenses such as management, landscaping, water, and trash are usually relatively level and predictable from one month to the next.

However, **Reserve Expenditures**, such as paving, are more infrequent and variable. They can be very costly compared to normal monthly expenses. **To pay these expenses, communities set up Reserve Accounts which, if properly designed, will pay for these major expenses without the need to levy special assessments on the homeowners.**



Paul of ProHOA explains, *“Think of Reserve Accounts as a ‘Rainy Day Fund’ or ‘Repair Fund’ set aside to have on deposit for future repairs or improvement or other eventualities. You want to plan for the future. For instance, if you have a swimming pool at your community, you want to make sure you have funds available should the pump break five years from now so you can adequately fund that process. There have been several different guidelines used in the industry over the last several years. A common guideline would be to have at least 3 months worth of expenses set aside so in case something happened you would have some extra money, and in addition, have enough set aside to cover those major expenditures such as repair or replacement of common area amenities, such as swimming pools, paving, and the like. And how you start the process is to figure out what you have, how long it’s going to last, and what the replacement cost would be.”*



## Are Your Reserve Funds Adequate?

A Reserve cash balance that is adequate for one association is not necessarily adequate for another association. Large associations with many common area amenities in need of replacement have *high* Reserve requirements (Pools, Jacuzzis, Electronic Gates, Building Exteriors, Laundry Rooms, Tennis Courts, Fitness Centers, Paving, Sewer, Lighting). **But the opposite is also true: small associations with only a few common area amenities (like the Villas), have *small* Reserve requirements.**

Good Reserve planning consists of identifying the major components of the common area amenities the association is obligated to repair, replace or restore, including predictable events such as paving. Then charting a plan that is fairly funded by all homeowners through association dues along a thirty year time line. Bottom line: No more special assessments and a system that anticipates the knowable.

**ProHOA FEELS WE ARE ADEQUATELY FUNDED TO MOVE FORWARD WITH THE PAVING PROJECT AT THE BEGINNING OF 2008 WITHOUT LEVYING A SPECIAL ASSESSMENT ON THE HOMEOWNERS. THE BOARD IS GOING TO DEVELOP A PLAN TO REBUILD THE RESERVE FUNDS.**

### SOURCES:

1. Are Your Reserves Adequate? Association Reserves, Inc. Robert M. Nordlund, P.E. <http://www.reservestudy.com/q11.html>
2. Inspecting Condo Communities' Financials by Broderick Perkins [http://realtymtimes.com/rtpages/20020605\\_condofinancials.htm](http://realtymtimes.com/rtpages/20020605_condofinancials.htm)
3. Paul Gready—ProHOA, Carolyn Goldschmidt, Esq. “Legal Hotline, Community Association Law Edition” 8-18-07



# Neighborhood News:

## Labor Day Picnic—Sept. 3rd (5-7pm)



Come share a good meal, relaxation, and socialize with neighbors this Labor Day evening at the Countryside Community Center for the Annual Labor Day Picnic. All members are invited. The pool will be open and there will be hamburgers, hot dogs, and drinks. Everyone is encouraged to bring a dish. Please register for this event by Sunday, September 2nd by calling **744-2403**, specify what you'd like to bring to share (vegetable, salad, or dessert). Hope to see you there!



## More on...

### Palm Tree Trimming



There's been several complaints about dead Palm Tree fronds and debris blowing into neighbor's yards.

Palms need trimming every 2-3 years. Letters went out to homeowners with such palms to have them trimmed.

For Tree trimming call Marvin at Perfect Landscaping



### Parking Violations Abound:

Complaints continue to come in from homeowners regarding a few select residents parking on aprons, visitor parking lots, and keeping their garage doors open. Please be a good neighbor, park in your garage, and keep it closed. Fellow neighbors will really appreciate it.

### Last call ! Rental Limit Amendment Ballots due by Sept. 10th.

25 ballots have been cast so far. **Remember to drop your ballot in the HOA box located at 4879 Doria by Sept. 10th.** Results will be announced at the next meeting on Sept. 17th and in the October newsletter. If you need a ballot please call Gene for a new one (579-1671).

### Landscaping

Need a bush trimmed, have a concern about the plants in front of your home? Please call **Jo Ann Fanning (579-1671)** so she can have the landscapers look at the problem—or drop a note in the **HOA mailbox at 4879 Doria.**



# Contacts:

## HOA Board of Directors:

### President:

Gene Fanning 579-1671

### Vice President:

Stan Astemborski 572-1723

### Secretary: Monique Alponete

744-8376 ygfs@yahoo.com

### Treasurer: Larry Hull 744-2582

LarryD3653@aol.com

### Architectural Committee:

Larry Hull, Monica Medina

### Landscape Committee:

Gene Fanning, Jo Ann Fanning,  
Monique Alponete

### DCC&R Committee:

Stan Astemborski, Loretta Jones,  
Loretta Poggione, Fran Colyer,  
Sharon Shorr

### Social & Welcome

Monique Alponete, Fran Colyer,  
Loretta Poggione, Sharon Shorr

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**Mail your  
HOA Dues here**



**HOA Law Call-in Radio Program**  
Airs 3rd Saturday of each Month  
at 8 a.m. on 790 AM RADIO  
Carolyn Goldschmidt Esq. & Paul Gready

**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 association endorse these services.

## Tree Trimming

### Perfect Landscaping

Maintenance, Irrigation & Tree Services

**Marvin:**  
**867-1902**



- **Painting**
- **Flooring**
- **Repairs**

## Home Repair

**The FiX iT CHiC**  
**744-7854**



## Interior Decorating

Tasteful, creative—  
Finishing Touches  
for your room and  
cost effective  
staging of your  
home. **744-1692**

## Home Décor Makeover Madame



## Upcoming Board Meetings:

**Monday, Sept 17th @ 7pm**

**Monday, Oct 15th @ 7pm**

**Monday, Nov 19th @ 7pm**

Meetings are held the 3<sup>rd</sup> Monday of each month at:

**Countryside Community Center**

**9151 N. Bald Eagle Ave, Tucson AZ 85742**

All Homeowners in the Villas are welcome.

Clipart courtesy FCIT • American Marsh Hawk

[http://etc.usf.edu/clipart/12200/12227/marshawk\\_12227.htm](http://etc.usf.edu/clipart/12200/12227/marshawk_12227.htm)

**Newsletter Ideas: drop in HOA Box  
or Email: ygfs@yahoo.com  
Oct. Deadline: Sept 23**

**HOA Mailbox:**  
**4879 Doria Dr.**  
**Suggestion box**  
**(not for payments)**

