



COUNTRYSIDE VILLAS

APRIL 2003

BOARD OF DIRECTORS

Pres: Gene Fanning 579-1671
Villas Mail Box: 4879 W. Doria Dr.
V.Pres: Bev Schessler 579-9898
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Treas: Kelle Maslyn 579-1980
Director: Thomas Pratt 744-7011
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Committees

DCC&R: Ralph Coons 744-2461
Gene Fanning 579-1671
Landscape: Joann Fanning 579-1671
News Ltr: Don Schessler 579-9898
Ruth Brown 682-0056
Social: Betty Shapiro 299-6612
Welcome: Bev Schessler 579-9898

BOARD MEETING

When: Mon, APRIL 21ST

Time: 7:00 PM

Where: Countryside
Community Center

All Homeowners are welcome to attend. If you wish to speak to the Board regarding any matter or concern, please make your request to the President.

THE PREZ SEZ

ANNUAL GARAGE SALE: The Annual Countryside Villas Garage Sale, held on Saturday, April 5th went well with 19 participants. It seems that we have some happy residents with more living space and more \$ in their pockets.

RATTLE SNAKES! - They're H-e-e-e-re!
Watch for the slithery rascals in our streets, common areas, washes and around or under shrubbery in your YARDS! Sightings frequently occur during early mornings and cool evenings. Warn your children and pet walkers.

PROPERTY MANAGER - Ruth Brown has moved her office to 16564 W Midway Rd., Marana, AZ 85653. New mailing labels will be furnished to you soon. (Please note her new phone numbers on the front of this newsletter).

MARCH BOARD MEETING SUMMARY

The Board appointed Bev Schessler to fill a vacant seat created when Kenda Chapman sold her home and moved out of the community. Eight homes still have not installed the new front gate lights and will be sent "reminder letters". Many of the small dirt areas in front of many homes have eroded and are lower than the sidewalk. This causes a tripping hazard and must be remedied. Instead of just adding dirt, the Board has contracted to have decorative rock installed in all these dirt areas. This will solve the erosion problem and also enhance the entire look of the community. Since the meeting the rock has been installed. The common areas near the mailboxes and at the front entrance on Doria were not a part of the original project. (over)

Via a telephone vote, the Board voted unanimously to finish the rock in these areas. That work should be completed very soon.

The Board has voted to bring two amendments to the homeowners for a vote at the **May Annual Meeting**. The first amendment will apply to the **Bylaws** and will allow the Board to hold less than the specified twelve (12) Board Meetings per year. The Board recommended that there be a minimum of 8 meetings per year. The Board has found that our community is quite stable and there are months that there is no business to conduct other than approving meeting minutes and reviewing financial reports, which can be done at the following month's meeting. The Board will not simply cancel meetings, but will be prudent if they feel a meeting is not needed.

The second amendment that will come before the homeowners at the Annual Meeting will revise the **DCC&R's** to limit the maximum number of rentals permitted in the Countryside Villas Community to 10% (or 7 units). There are currently 12 rentals in the community. Current rental units will be grandfathered and will not be affected until such time as they are sold or become owner-occupied. The Board feels strongly that these limits need to be established for two reasons: (1) The more owner-occupied units the better for the community. (2) Mortgage companies are less likely to fund mortgages when there is a high percentage of rental units within the community.

The Board will set aside some time at the end of the April Board meeting for anyone who has questions about either amendment. There will also be time at the Annual Meeting in May when both amendments will be explained in depth and questions answered.

HUMOR CORNER (TRUISMS)

If you're open minded, your brains will fall out.

Age is a very high price to pay for maturity.

Artificial intelligence is no match for natural stupidity.

If you must choose between two evils, pick one you've never tried before.

Junk is something you've kept for years and throw away three weeks before you need it.

Experience is a wonderful thing. It enables you to recognize a mistake when you make it again.

By the time you can make ends meet, they move the ends.

Thou shalt not weigh more than thy refrigerator.

Eat well, stay fit, die anyway.

Bills travel through the mail at twice the speed of checks.

FACT: Light travels faster than sound. "That's why some people appear very bright until they speak".

NEED A REPAIR COMPANY? DON'T KNOW WHO TO CALL???

We are compiling a list of names and phone numbers of Service/Repair Companies that our community has used and liked.

If interested in sharing a name or helping to compile the list, please call

Betty Shapiro	299-6612
Kelle Maslyn	579-1980

WELCOME NEW NEIGHBORS

Resident: Chris Scott
4825 W Doria Drive

If you live nearby, take a moment to say a friendly "hello" and introduce yourself.

If I've missed anyone, call
Bev at 579-9898