



Countryside Villas Newsletter—April 2021

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BOARD OF DIRECTORS:

PRESIDENT: Monica Alponete (520) 301-4483 CountrysideVillasHOA@yahoo.com

VICE PRESIDENT: Matt Dadasiewicz

TREASURER / SECRETARY: Janet Horton

LANDSCAPE COMMITTEE: Monica Alponete, Matt Dadasiewicz, Janet Horton, Tom Pratt, Rachel Bennett

DCC&R / ARCHITECTURAL COMMITTEE: Tom Pratt, Matt Dadasiewicz, Maryanne Moriarty

WELCOME COMMITTEE: Sherrie Pratt

Countryside Villas Newsletter—April 2021, Page 1 of 4

1. Irrigation:

The Board will be voting on Irrigation bids at HOA meeting 4-7-2021

Irrigation assessments show Villa's irrigation has 4 control valve boxes with 2 timers and 4 stations consisting of approx. 1800 sq ft PVC pipe; and 1800 sq ft of half-inch poly pipe. PVC pipe system is good but poly piping is degraded and in process of failing. Everything except PVC pipe and multi-port valve boxes are in state of degradation and need replacement.

(For the full detailed assessment see last page of this report, page 4)

2. Landscaping:

The Board will be voting on Landscaping bids at HOA meeting 4-7-2021

- BrightView Landscaping's last day is 4-12-2021
- New landscaper to start the following week 4-19-2021
- Replenishing decorative rocks (to be discussed at meeting 4-7-2021)

3. Tree Trimming: *(Landscapers don't trim trees 10' feet or higher, must use tree service)*

The Board will be voting on Tree Trimming bids at HOA meeting 4-7-2021

- 3-19-2021 Trees needing trimming tagged and numbered, 41 total; 20 need immediate attention.
- Ironwoods
- Sweet Acacia (along Camino de Oeste) remove mistletoe killing trees (PHOTO)→
- Trees in danger of causing damage to property
- Remove large cactus patch with ratpack nest (area by Camino de Oeste and Lessing Lane)
- The rest to complete in Fall as budget allows



4. Backflow Assemblies (irrigation main water shutoffs, Villas has 2 total):

- Yearly backflow testing required by PIMA County once per year in September
- Villas are current and up to date, testing last done Sept 2020
- Arizona Certified Backflow Testers replaced and installed 2 new backflow assembly covers with new locks 3-26-2021 (6 spare keys for: Landscapers, Irrigation workers, HOA Board, Cadden Mgt)

Doria entrance



End of Doria



Assembly w/o cover



5. Pets Several complaints about dogs and 1 cat:



- Dogs not on leashes and waste not being picked up
- Dog must be on leash whether it's big or small, friendly or unfriendly
- Unleashed dogs are danger for people, your dog, other dogs and animals
- Small black cat loose on Doria entering yards hunting baby birds
- Two homeowners submitted suggestions for dog waste station

Dog Waste Station
(discuss at HOA meeting 4-7-2021)
←Example

6. New Pygmy Palm Tree
(donated by homeowner)
Planted 4-2-2021 where missing plant used to be (corner Joanna & Doria)



7. Community signs

- 3-24-2021 Ordered custom signs from BUDGET SIGNS to replace worn damaged signs
- 12 ea “**Caution Speed Bump**” (12”x18”)
- 2 ea “**Caution Speed Bumps Ahead**” (18”x24”)
(Doria entrance and Matilda entrance).
- Signs made with .080 heavy duty metal to last many years.
- 9 ea “**Visitor and Short Term Parking**” (12”x18”)
- April 2021 B&C Towing to replace and install 12 new towing signs **free of charge**; they have a new address.



8. **Green metal utility boxes—Repairs made, painting to be completed May 2021:**

- Century Link (center PHOTO--tower with orange sticker) broken ones replaced; all others painted by Century Link Project <https://tinyurl.com/bavatsta> 3-25-2021.
- Comcast pedestals (center PHOTO—small pedestal) broken ones replaced, all others secured; faded ones to be painted by DCC&R/Arch Committee April 2021 (*volunteers wanted to assist*).
- Electric pad-mounts (center PHOTO—tall rectangle) to be painted green to match May 2021
- Meter boxes at entrance and end of Doria to be painted May 2021 (PHOTO below on left)

9. DCC&R/Architecture Committee volunteers will be using cones and wearing yellow safety vests when painting and performing maintenance in the Villas (*Enhances visibility on the street and provides visible identification to residents they are not strangers roaming/working in our neighborhood*)



10. Chevron traffic sign repaired and replaced by PIMA COUNTY 3-25-2021

(PHOTO—below). Pima County no longer takes repair and maintenance reports by phone they have a new online report form. Full report here: <https://seeclickfix.com/issues/9488548>



11. Report submitted to PIMA County to update painting of safety bollards & cleanup of Doria alley and Doria drainageway— PIMA County upgrading from black & white (L) to black paint with yellow reflective tape (PHOTO-right).



PIMA Reports here:

Doria drainageway <https://tinyurl.com/uh6vy4kj>

Doria alley: <https://tinyurl.com/5cew4xuz>

12. IRRIGATION ASSESSMENT (full detailed assessment):

- Countryside Villas' irrigation system has 4 valve control boxes with 2 timers and 4 stations; and consists of both PVC pipes and poly pipes. (Approximately 1800 sq ft PVC; and 1800 sq ft Poly.)
- The existing main system (PVC piping) and pit boxes are sound, but rest of irrigation system is degraded and in the process of failing. Everything except existing main system PVC piping and multi-port valve boxes needs replacing: polyethylene tubing, distribution heads, microtube, spaghetti, emitters, all 4 valves, and 2 timers.
- Items of special concern: all 4 valves are in need of replacing, however, one valve not operating at all which means that ¼ of the community landscape is not getting any water.
- Emitters are broken, missing and worn throughout; spaghetti is degraded, some sections are cut and unconnected not reaching plants with water, some are crimped inside pit boxes blocking water flow; this accounts for sections of landscape not getting water; why some plants are green and other sections are dying.
- Both timers should be replaced with updated timers that can be locked.
- Patching is not recommended; installing upgraded flex pipe to outdated degraded poly piping creates more problems, like sudden and frequent irrigation leaks popping up at different spots because it puts pressure at the next weakest link, which in turn puts pressure at the subsequent next weak link until patching becomes a daily, weekly, expensive job. (Patching \$100-\$150 per fix, degraded system can have up to 50 per year).
- Spots where plants will be replaced will be marked for emitter placement with small landscape flags.
- Time of completion estimated 4-5 weeks with 3-4 member crew.
- PVC pipe systems can last for decades, while poly pipe has a life expectancy of 8 to 15 years.
- Warranty on workmanship and products: Irrigation Experts = 5 yrs; Andy's Irrigation = 2 yrs.