



Villas Voice

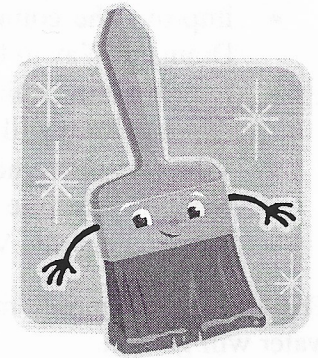
Countryside Villas Newsletter

February 2006

The Villas Exterior Paint Colors

Many of you recently received letters from the Board asking that you do maintenance on the outside of your home. Much of this maintenance involves painting and so the DCC&R Committee thought some information about our paint palette (approved colors) would be of assistance to many of you.

The Committee is in the process of updating and making copies of a handout regarding paint colors for your home. The intent is not to change the approved colors but to clarify what they are. Unfortunately as the community ages, some paints previously available are no longer available or have a new name or number. There are specific color choices for specific parts of the home such as garage door, wood trim, wall colors, etc.



The Committee has met with a Dunn Edwards Representative and we now have a file set up at the Dunn Edwards store located at 6741 N. Thornydale. If you wish to use Dunn Edwards paint you can go to the Thornydale store and ask for the Countryside Villas HOA color list. The reference address for that file is 4901 Doria. The Villas also has a cash account (#057471-002) for use by our residents. If you use this account you can ask for our discount; for example you could buy a \$30 can of paint for only \$24.

Please understand that you are not required to use Dunn Edwards paint but it is highly recommended. Any good paint retailer can computer match paint from a sample but the problem is the accuracy of the sample. For example, if you were to take a small piece of stucco or wood from your house to be matched, that paint may be faded and weathered. The result could be a mismatch because of aging and fading of the sample used.

Volunteers, Sellers Needed for the Annual Garage Sale

We are in need of a few good volunteers to help run the Annual Garage Sale. If you've participated in the past or would like to participate in it (usually late March), please call Betty Shapiro at 299-6612. If we don't have people who can help with this event, we may not be able to hold this popular event. If you've been successful at this in the past, but don't have anything to sell this year, why not volunteer!

We also need to have a minimum of 15 families to hold the Garage Sale, so sign up now!

Need Help Clearing the Wash of Dead Trees or Painting?

The board of Countryside Villas keeps a list of businesses that have been recommended by other residents. If you have someone you would like to add to the list, or need a recommendation, please call one of the members listed below.

Agreement with AmericaBuilt – Our New Neighbors

Last fall, AmericaBuilt contacted the Villas HOA requesting we approve their design for draining the storm water across our common area. Presently there are 2 existing discharge routes across Lessing Lane through our common areas into the wash. The drainage way that runs from Matilda through Doria and into the wash on the south side of Doria is a dedicated public drainage way. This means that the new home builders can send drainage through our property and there isn't a thing we can do about it. AmericaBuilt already had County approval to do this. It would have potentially increased the amount of water coming through the Villas drainage by more than double. The Villa's Board agreed to let them reroute their discharge water across our common area (adjacent lot 54) into the wash in exchange for the following:

- Provide a \$2000 fund for Tanis Duncan (our attorney) to pay for her legal fees, which would incur while she reviews and writes the final agreement for us.
- Improve the common areas adjacent to Lots 50 & 51 to alleviate the erosion and extend the Drainage Way to the edge of the common area.
- Improve the Drainage Way adjacent to Lot 54 and extend it to the edge of the common area. AmericaBuilt will also place \$2000 in a reserve fund for future maintenance.
- When improvements are done, AmericaBuilt will provide the Villas Board with a letter certifying that the improvements have been done by the Engineer of Record.
- Pay Countryside Villas HOA \$12,000.

There is also an unused manhole at Lessing Lane and Matilda that AmericaBuilt will cap so no rerouted water will go in it.

Tanis Duncan and Ruth Brown negotiated with AmericaBuilt and were able to get them to agree to everything. Thank you both for a job well done.

Planting



It's almost time for spring planting so the landscaping committee is working to make sure everyone in the neighborhood receives plants that they need for their front yard.

If you think you need a plant for the front of your home, please call Ruth Brown at 682-0056 by March 15.

**The next Board meeting is Monday, February 20, 7 pm
at the Countryside Community Center.**

Countryside Villas HOA

President: Betty Shapiro – 299-6612

Vice President: Tom Pratt – 744-7011

Secretary: Monica Alponente

Treasurer: Kelle Maslyn – 579-1980

Director: David Jones - 744-7790

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

DCC & R Committee: Tom Pratt (Chair) – 744-7011, Stan Astemborski – 572-1723, David Kremer 572-1544

Landscape Joann Fanning – 579-1671

Newsletter Kelle Maslyn – kmaslyn@comcast.net, Ruth Brown – rbsquare@direcway.com

Manager: C.A.M.CO. - Ruth C. Brown Phone 682-0056 Fax: 682-0057

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