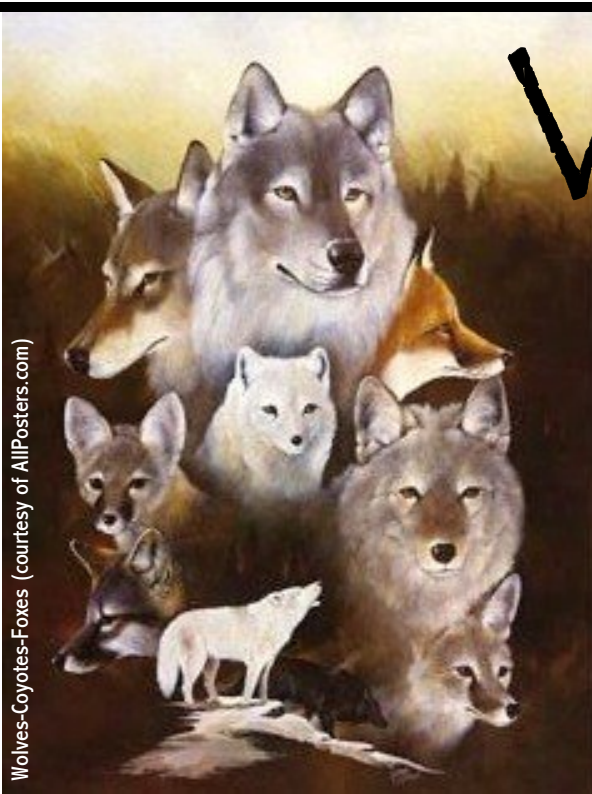


Villas Voice

Wolves-Coyotes-Foxes (courtesy of AllPosters.com)



Countryside Villas under New HOA Management: ADAM, LLC

The Board held a special open meeting on February 4, 2008 to discuss ProHOA Manager's job performance since Manager Paul Gready left the company. In order to provide the high standards of management required to enjoy the type of home and community conditions desired at the Villas, the Board came to a unanimous decision to discontinue service with ProHOA and seek other management.

The Board is proud to announce **A Different Association Management (ADAM, LLC)** has been selected as the new association management company effective February 1, 2008. **ADAM, LLC** has almost 50 years of combined experience in the field of association management. ADAM, LLC is a current member of the **Arizona Association of Community Managers (AACM)**; and the **Community Association Institute (CAI)**. Their monthly rate cost is actually less than both our previous management companies.

Part of the new management transition includes a new relationship with **U.S. Bank**, a bank uniquely dedicated to providing comprehensive banking and financial management services exclusively to community associations. This will eliminate any third party from opening, posting and depositing your payment, and your money is posted to the association account the day it is received. There are no bank fees and the operating account earns interest daily. **Starting with March, you will be mailing your dues payment directly to U.S. Bank. You will receive your new coupon book in the mail soon.**

Some of the other benefits included in the new management package at no extra cost:

- Free web access for homeowners to view the association's documents, such as the DCC&R's online.
- Free automatic dues payment through U.S. Bank—contact ADAM, LLC if you'd like to begin this service.
- Voice broadcasting, a convenient, quick way to keep homeowners informed. They can call or leave a message on answering machines with meeting reminders, special notices, and payment reminders.
- As a means of protecting your property's value, regular "on-site" tours of the community will be made by ADAM, LLC to ensure compliance with your community's deed restrictions.

Countryside Villas HOA
c/o ADAM, LLC
516 E. Ft. Lowell Ave, Tucson, AZ 85705
Tel: (520) 624-1206 Fax: (520) 388-4944
CathyM@ADAMLLC.com www.ADAMLLC.com

ADAM, LLC employs several managers, Cathy Meeks has been assigned to the Villas' account and will be your one-contact person for all your answers. **Cathy can be reached at (520) 624-1206, ext. 7+#.**

Meet ADAM, LLC at the meeting Thurs Feb 21

Before

Villas' Paving



25-year old asphalt!
Note deep structure cracks, pavement depressions, water seepage, sun oxidation; traffic curb paint and parking lines no longer visible.

Last week, Bates Paving provided a paving fabric overlay, which lasts up to 14 years and can be repeated one additional time, yielding 28 total years of pavement life, before having to get a complete restoration.

Total paving cost: \$59k.
Paid with reserve funds, leaving a reserve balance surplus of \$17k (and no assessment levied on homeowners!)



Villas' Paving

After



Doria parking lot at mailboxes
February 2008

Curb appeal!

Thanks to everyone in the Community for your cooperation and patience, enduring a little inconvenience with parking. The rain interrupted things briefly, but in the end the paving was successful and looks GREAT.



Doria Drive
heading east

Bates Paving did a fantastic job. All traffic curbing was painted, fire hydrant reflectors installed to spec, and parking restriping was done. Bates will be back in 1 year; then every 5 years thereafter, to seal coat the parking lot to preserve the life of our roads.



Mike: (Bates
Paving Mgr)

Felix: (Bates
Site Mgr)



Smoothing and compacting
asphalt with 2-ton roller

02/01/2008

Photos: MoniQue

Contacts:

HOA BOARD:

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Gene Fanning 579-1671

Vice President:

Stan Astemborski 572-1723

Secretary: Monique Alponte
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Treasurer: Larry Hull 744-2582

Director: Loretta Jones

Architectural Committee:
Larry Hull, Monica Medina

Landscape Committee:
Gene & Jo Ann Fanning,
Monique Alponte

Landscaping Issues:
Call Jo Ann (579-1671)

DCC&R Committee:
Stan, Loretta, Fran, Sharon Shorr

Social & Welcome
Monique, Fran, Sharon Shorr

Newsletter—Contributors: Cathy,
Loretta. **Editor:** MoniQue

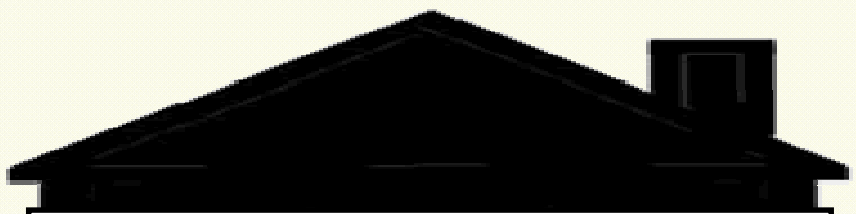
Manager:
ADAM, LLC

Cathy Meek Mgr—Bill Maguire
516 E. Fort Lowell Rd
Tucson, AZ 85705

Tel: 624-1206 Fax: 388-4944

Email: CathyM@AdamLLL.com

Website: www.AdamLLC.com



Reminder: Annual Walk Around during February

The Annual Walk Around is done by the Board every year to ensure all homes are well maintained. They'll be looking at the condition and paint of Garage Doors, Metal Gates, Wood Fascia Boards, Wood Trim, Stucco, and trees and dead vegetation in need of trimming (fire hazard). If you have faded paint or holes in the stucco, now is a great time to fix it. Because of the well maintained homes in our community over the years, the home \$ values here in the Villas have been consistently high, thanks to your efforts!

Upcoming Board Meetings!

MEET THE NEW MANAGER AT THE NEXT MEETING:

Thursday, Feb. 21 @ 7pm

Monday, March 17 @ 7pm

Monday, April 21 @ 7pm

(normally, meetings are held the 3rd Monday of each month, unless that meeting falls on a legal holiday, therefore the February meeting will be held on Thurs Feb 21st due to President's Day)

At the Countryside Community Center

9151 N Bald Eagle, Tucson AZ 85742 Tel: 744-4614

All Homeowners in the Villas are encouraged to come.

HOA Mailbox:

Located at 4879 Doria Dr

Suggestion box

(not for payments)



Newsletter Submissions:

Email to: ygfs@yahoo.com

or drop in HOA mailbox

March Deadline: Feb 26