

Villas Voice

BOARD OF DIRECTORS

PRESIDENT

Dawn Bauman

VICE PRESIDENT

Cecelia Byron

TREASURER

Debbie Buenger

SECRETARY

Debbie Buenger

MEMBER AT LARGE

Carolyn Kielbaso

MANAGEMENT

Taylor Enterprises

Belinda Taylor

PO Box 91432

Tucson, AZ 85752

520-744-5321

Email address:

manager@countrysidevillashoa.com

Please call Belinda Taylor with any questions.

Board Meetings

3rd Monday of the Month, 7 pm

Countryside Community Center

9151 N. Bald Eagle

Tucson, AZ 85742

Next Meeting: March 16, 2015

TOPICS FOR DISCUSSION

- ... Annual Meeting
- ... Annual Garage Sale
- ... Pavement Resurfacing
- ... Lawyer Contract
- ... Insurance
- ... Rules and Regulations
- ...Countryside Villas Seal
- ...Landscaping

November 2014 Meeting Highlights

- ...Multiple homeowners complaints including management response time, property management contract, seal coating needed, red-zones need repainting, landscaping concerns, parking near mailboxes limited, home repairs, <3 Board members violate Bylaws, website and landscaping costs (see Meeting minutes)
- ...Request for Welcome Committee funds
- ...Tree trimming/social funds authorized
- ... Landscaping/Irrigation concerns addressed
- ...Attorney sent new contract to be signed, will review



2015 ANNUAL WALK AROUND COMING

The Board will be doing its annual walk around February 21, 2015 to make sure the community looks good; this helps keep our property values up. Now is the time to spruce up your home to avoid receiving a letter in March. The Board will be checking for 1) trees or vines that need trimming, 2) unsightly material/debris in yards that need removing (if visible from the front gate), 3) need for painting or repair of gates, utility doors, garage doors, trim, fascia, stucco and light fixtures, and 4) general condition of the exterior of the home.

If the work needs to be done, it is much easier to do it in the cooler temperatures of winter, then in the heat of spring and summer!

If you need paint color chips or have any questions about DCC&Rs, please call Belinda Taylor at 744-5321. **Dunn-Edwards Paint Store on Thornydale has paint colors on file. Countryside Villas homeowners receive a 10% discount from Dunn-Edwards**

The cat's claw vine is a fast growing plant that is beautiful but can be destructive if allowed to grow out of control (killing trees, creeping under shingles and roof lines which allows pests and water in). If you have cat's claw as part of your vegetation, it is **your** responsibility to ensure it does not grow onto your neighbor's property. If it does, it is the vine owner's responsibility to cut it back and/or remove it from all affected property (DCC&R Section 5.04). Cat's claw is a problem in the community and will be addressed during the Walk Around.

If any homeowner has concerns about cat's claw growth and you are unable to come to a satisfactory solution with the vine owner, please contact our property manager for assistance.



LANDSCAPING



People have again expressed concern about the landscaping. There was an issue with our landscape company last summer and the bushes were allowed to become overgrown. Joanne Fanning is again overseeing the

landscapers which has solved the problem - thank you, Joanne! You asked and we listened: the shrubs are again being sculptured (versus trimmed for natural growth). It seems many people like this look.

Luis from the landscape company Groundskeeper was at our January meeting, answered homeowners' concerns. He admits irrigation continues to be a problem and recommends an assessment be completed by a certified irrigation specialist not to exceed \$500. The Board will consider this and look at options. Luis also recommended placing locked insulated covers over the 2

irrigation backflows to prevent pipe damage from freezing temps for \$360 plus tax, approved by the Board; 4 keys will be made and distributed to Board and Landscape Committee members.



2014 TREE TRIMMING



Sharon,
Bill,
Debbie,
Carolyn,
Dee,
Joann,
Dawn,
Fran &
Eileen

SOCIAL COMMITTEE

The social committee has become very active in the last several months. The 2014 Tree Trimming in memory of Ruth Bolen was held December 7 with a fantastic turnout. Red bows, ornaments, and bird-friendly treats were placed on the tree donated long ago by Ruth, a former Countryside Villas homeowner. Eileen Coons hosted a lovely gathering for coffee and donuts following the tree trimming. It was a wonderful day to see and remember old friends and neighbors, and a great way to make new friends and meet new neighbors. Thank you, Sharon and Eileen, for arranging this!

The Board has voted to allow the Annual Garage Sale on April 18, 2015. Anybody who wants to open their garage doors after 7 am to sell their treasures, may do so! The Board will advertise the Sale on Craigslist and Nextdoor.com.

Sharon Simpson is now meeting and greeting new residents and providing a Welcome letter explaining our community, along with a small welcome plant. If anybody knows of new neighbors, please let us know so we can be sure they are welcomed to our community.

The social committee will assist with coffee and donuts before our Annual Meeting in May.

BOARD MEMBERS

We have 2 new Board members - Celia Byron joined the Board in November 2014 as Vice President, and Carolyn Kielbaso became Member-at-Large in January 2015. Please welcome and thank them for helping our community. .

ANNUAL MEETING

The Annual Meeting will be held May 2, 2015 - coffee and donuts at 10 am, meeting to begin at 10:30 am at the Joanna hammerhead. There will be 3 Board seats available. Dawn Bauman and Debbie Buenger have both agreed to run again. Celia and Carolyn will remain on the Board until 2016. If anybody would like to run for the Board, please inform our property manager. Postcards will be mailed to homeowners in early March to solicit nominations. Ballots will be mailed by April 1.

NEWSLETTER

The rules recommend quarterly newsletters. Last year only 2 newsletters were put out; I apologize for this. The 2015 goal is 6 newsletters (every other month) but no less than 4. Look for them at countrysidevillashoa.com. If you would like to add something to the newsletter, send your suggestions: manager@countrysidevillashoa.com.

If you would like a hard copy of the newsletter, or a copy of the financial reports, contact Belinda Taylor at 744-5321 or via email.

Calendar

- February 21, 2015
Annual Walk-Around
- March 16, 2015
Board Meeting, 7 pm
- April 18, 2015
Annual Garage Sale
- May 2, 2015
Coffee & Donuts, 10:00 am
Annual Board Meeting, 10:30 am

Committees

DCC&R

- Debbie Buenger
- Dawn Bauman

LANDSCAPING

- Joanne Fanning
- Betty Shapiro
- Bill Hutchinson
- Carolyn Kielbaso
- Ed Knitowski

SOCIAL

- Dawn Bauman
- Debbie Buenger
- Sharon Simpson

NEWSLETTER

- Dawn Bauman

PARKING PERMITS

- CALL 9AM-8PM
- Dawn Bauman
- 250-5168
- Debbie Buenger
- 205-0012

