

Contents:

Special Paving Assessment1-2
 Rental Limit Article Retraction... 3
 Parking Violations, Towing..... 3
 Int'l Space Station over Tucson... 3
 Matilda Gate Removed..... 3
 July Celebration 4
 Trash-Refuse \$\$ Savings..... 4
 New Committee Members 4
 Contacts - HOA Board 4
 Newsletter Submissions..... 4

Villas Voice



Countryside Villas Newsletter

July 2007

Have a
safe & fun

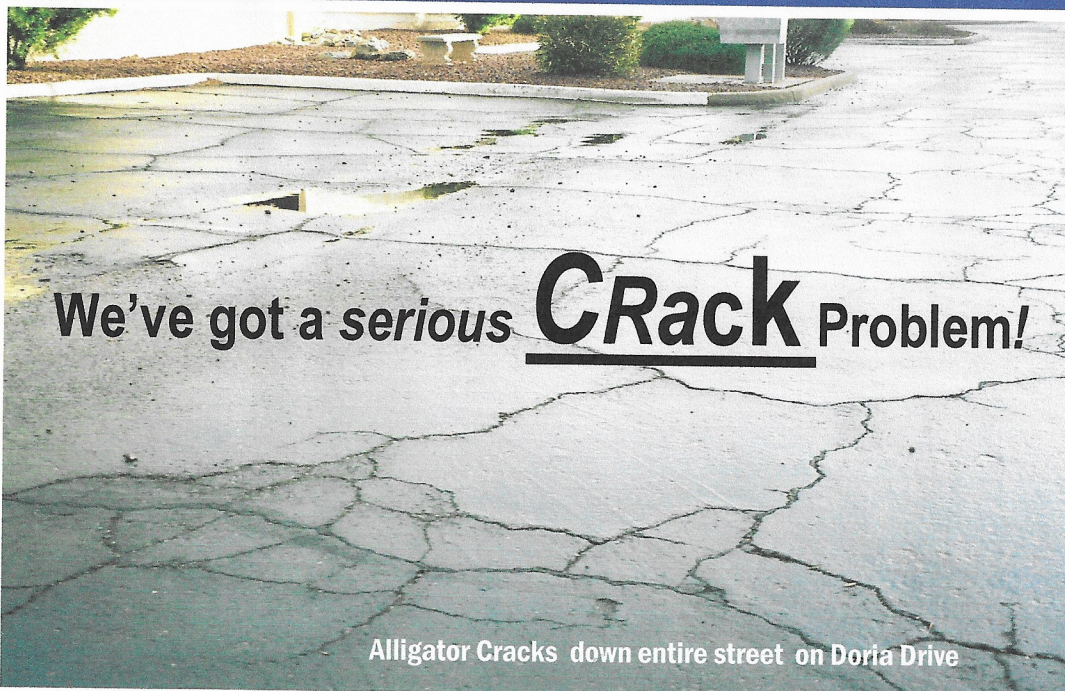
Happy

4th of

July!



**Special
Paving
Assessment**



We've got a serious **CRack** Problem!

Alligator Cracks down entire street on Doria Drive

Sunland Paving, the 3rd paving company to evaluate our asphalt, warns our "streets are at the end of their life." The average life of asphalt is 15-20 years. Our asphalt is 25 years old—our roads have been living on borrowed time. The Board obtained price quotes from 3 paving companies. The lowest bid came in from Bates Paving, which are the costs used in this article. Paving professionals recommend **Complete Restoration (Pulverize & Pave)**, quoted at \$82k, which is the optimum method of restoration and lasts 20 years. This would be the best way to go, but at \$82k we just don't have the funds. We currently have \$42k in our paving reserve, which is \$42k short. The maximum we've been able to save is \$700 per month, about \$8k per year. It would take 5+ years to save another \$42k. Unfortunately, paving prices increase due to the volatility of the oil market AND include a 3% increase per year due to inflation. By 5 years, the cost would be \$100k+ and we'd end up playing, *and losing*, an impossible, never-ending "catch-up" game. There is an **alternative, called a Fabric Overlay, quoted at \$56k**. It's not a Complete Restoration, but will give our roads a nice appearance, lasts 12-14 years, and we'd only be \$14k short. It would take us 2 years to save the \$14k balance, but there's a timing factor: we must do it now.

Our asphalt is still adequate enough to act as a base to hold a Fabric Overlay, but not for long. Deterioration is ongoing and pavers warn if we wait 2 years it will no longer be viable as a base and no longer be an option. We cannot get a loan. Because our financial statements didn't show a sufficient annual profit margin, a professional Reserve Study would be required, costing \$2-\$5k. And HOA loans must be also be approved by FHA, Veterans Administration, and *all* mortgage holders, using our common property as collateral.

All things considered we're left with 3 choices:

- #1) **Fabric Overlay** paid with a special assessment of \$200 per homeowner, to be paid in 3 monthly payments of \$66 Oct/Nov/Dec 2007, with a payment grace period until March 2008.
- #2) **Complete restoration** with an assessment of \$1,167, paid in 3 monthly installments of \$389.
- #3) **Do nothing or wait**, accept poor appearance, patch holes as occur, put off the inevitable Complete Restoration until later when paving costs will be astronomical with an impossible assessment of \$2k+ paid in 3 monthly installments of \$666+. *Continued next page*

Current Conditions:

- **Deep Structure Cracks**, High severity Transverse Cracks, Reflective Cracks, Alligator Cracks
- **Pavement Depressions**-Settlement in localized areas, causing ongoing deterioration
- **Water seepage into cracks** saturating base causing road breakage
- **Sun oxidizing** asphalt causing more cracking
- **25 years old** (10 years past due rehabilitation)
- Striping & emergency curb paint no longer visible

Options: (you'll be voting on Option #1)

#1) Fabric Overlay \$56k* (Lasts 12-14 years if maintained by seal coating \$5k* after 1st year, then every 3 years after). Not a complete restoration, but would restore appearance and buy time. Will not remedy preexisting subgrade deficiencies, structural cracks can show through in time, can do 1 additional overlay extending life 12-14 more years. Will need to do a complete restoration in 24-28 years. *Best for your buck**.*

Payment: Special Assessment of \$200 per homeowner, paid in 3 monthly installments of \$66 for Oct/Nov/Dec 2007, with a grace period allowing payments until March 2008

#2) Complete Restoration \$84k* Pulverize & Pave Optimum method of restoration (Lasts 20 years if maintained by seal coating \$5k* every 3 years). Can do 2 future fabric overlays, extend life 24-28 yrs. *Steep cost for tight budgets***

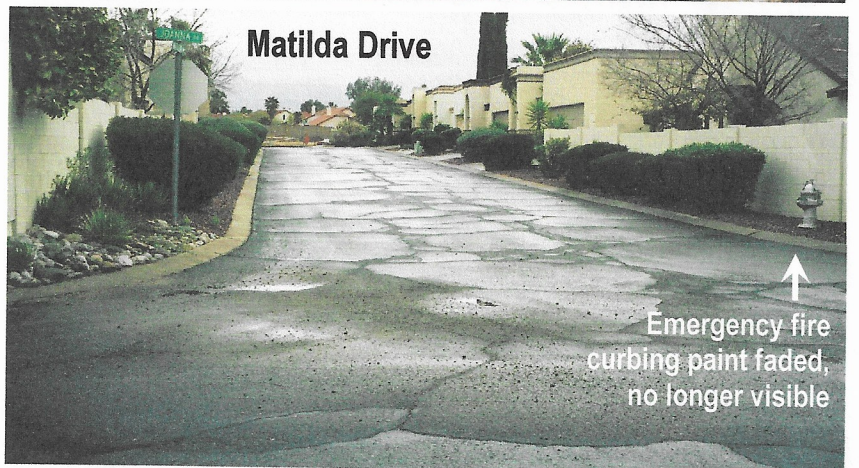
Payment: Special assessment of \$1,166 per homeowner, to be paid in 3 monthly installments of \$389 for Oct/Nov/Dec 2007, with a grace period allowing payments made until March 2008

#3) Do nothing- Wait (Future) \$144k*+ Accept poor appearance, patch holes as occur. Doomed to pay future inflated costs for inevitable Complete Restoration (too late for Fabric Overlay). *Wasting money, if moving, burdens remaining residents***

Payment: Special Assessment of \$2k per homeowner, to be paid in 3 monthly installments of \$666, with a 3-month grace period.

#4) Patch, Crack & Seal \$21k* (Lasts 1-2 years) Expensive temporary cosmetic fix only; in 2 years all cracks will reappear, streets will look same as before. Complete Restoration inevitable (too late for Fabric Overlay). *Not a reasonable option***

You'll receive your voting ballot in August to vote on **Option #1) Fabric Overlay with a Special Assessment to be paid in 3 payments of \$66 for Oct/Nov/Dec 2007, with March 2008 payment grace period.** Please consider the options and make this small sacrifice for the upkeep and value of our homes and good of our community. If you have questions please call Gene Fanning or drop a note in the HOA mailbox.



* Price based on lowest price quote received from Bates Paving. Paving prices subject to change due to oil market plus 3% inflation per year. This cost good for 1-6 months.

** General observation

Other News:

Retraction/Correction:

In the June 2007 newsletter, I made an error in line #1 of the article "Rental Limits Pros & Cons." (reprint & correction below.) I apologize for any confusion –*MoniQue*

Opposed: (Vote "No")

1. We want to retain our full property rights. *This amendment doesn't allow renting in hardship cases like job transfer, job loss, death...*

This statement should've read: "This amendment *doesn't guarantee we will be allowed to rent in hardship cases like job transfer, job loss, death...*"

Section 3.02 Leasing/Renting Restrictions and Limitations, line #9 hardship clause: "The Board of Directors *may* make exceptions to the Section 3.02 for hardship or extraordinary circumstances for a period not to exceed 18 months."

NOTE: Not "shall," but "may," meaning not guaranteed, but up to the Board's discretion.

Parking Violations

Parking on West Doria is a problem. Some people are using the parking spaces as their own personal parking spot, when they should be parking in their garage. Some are parking in their driveways and aprons.

Please think of your Friends and Neighbors. Parking illegally will get you Towed: Cost \$200 for towing PLUS \$20 per day for storage; and they are not responsible for damage. **So Don't Park on the Street or on your Apron or overstay the time limit** or you may walk out one day, see your car gone and have to take a taxi to go pick up it up. If you're on the way to work or somewhere important, this could be a real nightmare!

YOUR CAR WILL BE TOWED

ALL VEHICLES PARKED IN VIOLATION OF
ASSIGNED - PERMIT OR RESERVED
PARKING - RED ZONE - HANDICAPPED -
BLOCKING DUMPSTER ACCESS - OR OTHER
PROPERTY RULES & REGULATIONS - WILL
BE TOWED WITHOUT NOTICE & STORED AT

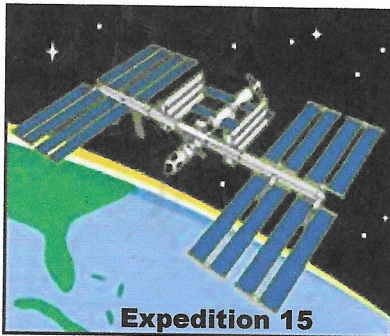
VEHICLE OWNER'S EXPENSE

TOWING FEE	\$200.00
STORAGE PER DAY	\$20.00

NOT RESPONSIBLE FOR DAMAGE

B & C TOWING
5568 N. CAMINO DE LA TIERRA
520 - 744 - 1867
ARS 9-499.05

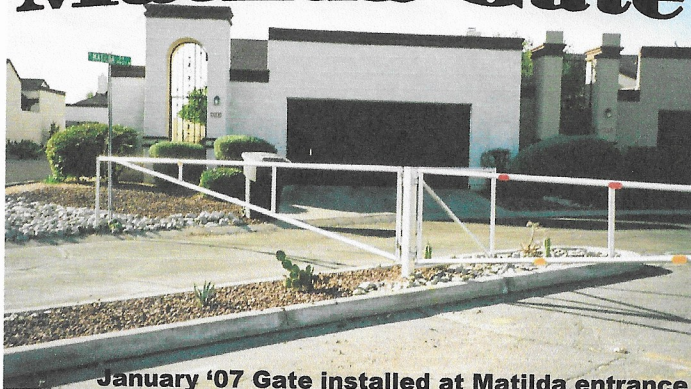
**VISITOR
AND
SHORT TERM
PARKING**



International Space Station Sighting Over Tucson! Mon. 6-25-07 7:58 pm

One of our members, an aerospace worker, reported she and neighbors witnessed the rare sighting of the ISS Expedition 15 orbiting directly over Tucson from Matilda Dr. last Monday night. Visibility was good, but to the naked eye, it looked like a very bright, fast moving star. The ISS is a research platform that continually orbits the earth with a crew of 3 astronauts who live in space for months at a time. The crew of Expedition 15 is the ISS 15th expedition. The goal of their research is to develop technology for space exploration and colonization. For more info: www.nasa.gov

Matilda Gate



January '07 Gate installed at Matilda entrance



June '07 Gate removed, appearance restored

In view of the fact 60% of the community signed a petition (44 to 10) in favor of removing the gate; and 5 months of observing no significant cut-through traffic, the Board voted in the people's favor. The gate was removed at no cost and all the components thereof will be used for future projects.

CONTACTS □ HOA BOARD:

President:
Gene Fanning 579-1671

Vice President:
Stan Astemborski 572-1723

Secretary: MoniQue Alponete
744-8376 ygfs@yahoo.com

Treasurer:
Larry Hull 744-2582
LarryD3653@aol.com

Director:
Betty Shapiro 299-6612

Architectural Committee:
Stan Astemborski
Monica Medina

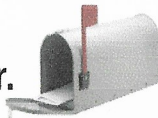
Landscape Committee:
Gene Fanning, Jo Ann
Fanning, Monique Alponete

NEW: DCC&R Committee:
Larry Hull, Loretta Jones,
Loretta Poggione,
Sharon Shorr, Fran Coyler

Social & Welcome
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Poggione, Fran Coyler,
Sharon Shorr

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July Celebration!

Neighborhood Get-together
Sponsored by Monica Medina

SAT JULY 7th @7pm (4825 Matilda)

Food & Drinks! All welcome! Bring your own lawn chair
Must RSVP by Thurs 7-5 if you want a burger! 744-7854



**High Gas Prices Effect
Refuse Collection, but
here's some good news from Betty...**

The increased cost of gas has caused Saguaro, our trash service, to raise their prices and add a Fuel Surcharge, which is 12.5% now. The fuel surcharge is based on gas prices and has been as high as 14%; so as gas goes up, so does the surcharge. Thanks to Manager Ruth Brown for doing some tough negotiating, she not only obtained a substantial lower monthly cost, but got them to eliminate our Fuel Surcharge all together. Total savings? \$162 per year per homeowner, a hefty savings of \$1,944 per year for the Villas! Thank you Ruth!



Welcome to our New Committee Members:
Loretta J., Loretta P., Fran, Monica, and Sharon



**Your Input is
Valuable!**

If you have any ideas, comments, suggestions, or questions, please attend the next meeting, or call Gene Fanning, drop a note in the HOA Mailbox, or send the Board an email.

Upcoming Board Meetings:



Monday, July 16th @ 7pm
Monday, Aug 20th @ 7pm
Monday, Sept 17th @ 7pm

Meetings are held the 3rd Monday of each month at:
Countryside Community Center
9151 N. Bald Eagle Ave, Tucson AZ 85742

Got an article or idea for the Newsletter?

- Email to: ygfs@yahoo.com
- Fax to: 801-894-2744
- Or drop in the HOA mailbox

DEADLINE FOR AUGUST NEWSLETTER: JULY 28th