

Villas Voice

BOARD OF DIRECTORS

PRESIDENT

Dawn Bauman

VICE PRESIDENT

Trinidad Almanzor

TREASURER

CC Byron

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: September 21, 2015

TOPICS FOR DISCUSSION

... Pavement Resurfacing

... Full-Service Property Manager

... Annual Financial Audit

... Insurance Review

... Tree Trimming - 2nd phase

... Landscaping issues

... Christmas Tree trimming/gathering

... Winter Social Gathering

... Private use of Landscapers

July 2015 Meeting Highlights

Board Members Positions clarified

Bid for Pavement Resurfacing approved

Insurance Review Committee formed

Trash Service Issues discussed

3 Bids for Financial Audit required

Homeowner Repairs in process



WALK AROUND

A Board member or property manager do repeat walk-arounds to continually assess our community. The process for homeowners not in compliance with the Board’s annual request for repairs is: 1) 2nd letter giving 30 days to complete the work, 2) opportunity to address the Board at the next Board meeting about mitigating circumstances, and 3) monthly fines. 2nd letters have gone out. If any homeowner needs a hearing, please let the property manager know or attend the next Board meeting. The next step will be monthly fines.

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

LANDSCAPING

The community landscaping is looking good even in the heat. While the sculptured trimming limits the amount of flowers and blooms, the community looks tidy. Joanne Fanning, Belinda Taylor, Dawn Bauman and Debbie Buenger have keys to the locked back flow valve that turns the irrigation water on and off. If you notice an irrigation leak, please contact one of them so the back flow can be turned off.

Several people have placed plants outside their walls, in the common areas. Per DCCR Art.5, Sec 5.04C: ***The Association shall maintain the landscaping of all***

property up to the exterior dwelling unit lines and patio enclosures. Please remove any potted plants that may be outside your gates. If you would like a tree or shrub planted outside the gate, please let a Landscaping Committee member or the property manager know.

A homeowner was noted to trim their trees and leave the brush in the commons area, forcing our landscapers to remove it. This decreases their time spent in legitimate community work. The issue will be discussed at the next Board meeting, including whether fines should be assessed to reimburse the community for use of our landscaper’s time.



ROAD REPAIR

Road resurfacing is due this year. After receiving several bids, the Board approved the bid from Bates Paving and Sealing to do a premium surface treatment for the amount of \$12,629. The premium surface treatment will extend the resurface time to 5-6 years, instead of every 3 years if using the conventional surface treatment. This will be paid for from our Reserve Account. Resurfacing can be repeated once more before total replacement is required. We plan to do this when monsoon season is over. More details to follow.

Calendar

2015 Board Meetings, 7 pm
September 21, 2015
November 16, 2015

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



BOARD OF DIRECTORS

Our DCCRs require 3-5 Board members. Each term is 2 years in length, with 1-3 members remaining on the Board each year. This helps ensure continuity and minimizes the risk of missing important tasks (such as insurance review and financial audits). In May 2013 all Board members resigned, and an all new Board was voted in. The transition was bumpy. Currently we have 5 Board members and it has stabilized. Several tasks that were overlooked are now being addressed.

INSURANCE REVIEW and FINANCIAL AUDIT

It was recently discovered that a yearly financial audit has not been done since 2011. We are currently receiving bids to have this completed. We have also formed a committee to review our insurance and submit recommendations to ensure our community continues to be adequately covered.

FULL-SERVICE PROPERTY MANAGEMENT

In 2011 the Board decided to switch from a full-service property manager to an assistant property manager as a cost-saving measure. Most Board members were retired and had time to devote to community issues. The current Board members all have full-time jobs. It has been decided that CVHOA needs to return to a full-service property manager to help maintain our community. A committee is interviewing 3 candidates at RoadRunner Coffee House (corner of Linda Vista and Thornydale near Safeway) on Friday, August 21 between 10:45 am and 1 pm. Feel free to attend these proceedings and meet the candidates.

Carolyn Kielbaso and Dawn Bauman are the committee members. Candidates are: Carmine Carriero of Expert HOA Management, Mike Polletta of Cadden Community Management, and Belinda Taylor of Taylor Enterprise.

TRASH SERVICE

There have been some complaints about our trash/recycle pickup. If you have concerns, please let us know so we can contact the vendor.

SOCIAL COMMITTEE

Sharon Simpson continues to provide welcome packets and small gift to new homeowners.

The Social Committee is considering an interactive community gathering to include a potluck, music and games. We hope to plan this for either November or January, when the weather is cooler. Standby for more information.

We also hope to continue the annual Christmas Tree trimming/gathering in early December. This will be discussed at the next Board meeting and if approved, details will be on the website and in the next newsletter.

NEWSLETTER

If you would like to add something to the newsletter, send your suggestions: manager@countriesidevillashoa.com.

If you would like to have your newsletter and/or a copy of the monthly financial reports mailed to you, please contact Belinda Taylor at 520-744-5321.

NEXTDOOR.COM

Sharon Simpson would like to remind people about NextDoor.com. This is a great website to stay informed on things happening in the local area. The site can be used to share information about community events, lost pets, ask for or give recommendations, post items for sale, crime reports, suspicious activities, ideas for the community, etc. It is a helpful “neighborhood watch” tool. Please consider joining our group (Countryside Shadows). The more homeowners that are “in the loop”, the safer our community will be.

