



VILLAS VOICE

JUNE 2009

www.CountrysideVillas.Wordpress.com



**HAPPY
FATHER'S
DAY
SUNDAY
JUNE 21**



**NEXT MEETING:
MON. JUNE 15TH
7PM**



**FLAG
DAY
SUN JUNE 14**

ANNUAL MEETING & ELECTIONS RESULTS

The Countryside Villas Annual Homeowners' Meeting was held Monday, May 18th at the Countryside Community Center. 23 homeowners were represented by ballots or in person, so the required quorum of 18 was achieved. Congratulations to **Bill Hutchison & Dale Murdock** who were elected by a majority vote of the homeowners! Bill will serve as President and Dale as Vice President for the next 2 years. Monique will continue serving as Secretary-Treasurer and Loretta as Member at Large for the next year. For those who couldn't make it to the meeting, **please read the President's Report (see next page)** that details what the Villas HOA has accomplished since last year's meeting in 2008, and what is planned for 2009-2010. **Thank you to everyone who participated in person and by mail-in ballot!**



Rattlesnakes!

Beware, rattlesnake season is here. Watch your step, walk in well lit areas, ensure your yard & gate are rattlesnake-proof with no less than 1/4" chicken wire mesh. They lie in middle of roads and trails to sun themselves and can be easily stepped on, startled and strike. If one is in your yard call 911 and do not try to remove the snake yourself!

CAR CRASH ! On 4/5/09 a vehicle lost control on Camino de Oeste and crashed into the home at 8918 Joanna. Pima County denied the Board's request for a guardrail. They said they would install another chevron sign and recommend the HOA install a vegetation barrier to slow down velocity of any such vehicles to prevent impacts in the future. The Board feels a vegetation barrier will not be sufficient and plans to install a barrier of large decorative boulders instead. **All those concerned about this issue should attend the next Board meeting June 15th when this will be discussed.**

Trash Pickup Schedule

Trash is picked up Thursday mornings, but if it lands on a **major** holiday, pickup is scheduled for the next day (Friday). This is also true if it is raining.



These are the **6 major holidays*** there's no trash pickup:

- 1) New Years Day**
- 2) Memorial Day**
- 3) Independence Day (4th of July)**
- 4) Labor Day**
- 5) Thanksgiving Day**
- 6) Christmas Day**

**Federal holidays like Martin Luther King Day, Presidents' Day, or Columbus Day are not considered "major holidays," banks are closed but trash is still picked up. If in doubt call Saguardo 24 hrs. (745-8820) press "6" for holiday schedule or cut out this schedule and post on your fridge.*



The President's Report

Period: May 2008 to May 2009



For those who were unable to attend the Annual Homeowner's meeting on May 18th, here's what the Board's been doing the past year, what the Association has accomplished, and plans for the next year:

- **June 2008:** *Yearly audit performed* by Gustaf W. Drews Bookkeeping & Financial Consulting firm confirmed no inconsistencies, and accounting information and resultant financial statements accurately reflect the financial status of Countryside Villas HOA, in other words: The Villas PASSED!
- **November 2008:** *New dues payment coupons with lockbox* security implemented, payments are no longer mailed or processed through management company, payments sent now directly to bank.
- **December 2008:** *The homeowners' tree trimming party* held Sat. 12/13/08, sponsored by Sharon and Fran in memory of Ruth Bolen who donated the evergreen tree to the Villas.
- **December 2008:** *Long time president Gene Fanning passed away 12/30/08.* There was a tribute in the January newsletter and a memorial luncheon sponsored by the Countryside Community Center. The Villas HOA sent a beautiful flower spray for the service. Vice President Stan Astemborski replaced Gene until February 2009 when he resigned and Bill Hutchison was appointed as president.
- **January 2009:** *Association dues increased \$1.55 per month.* (maximum legal % allowed) to help offset the missing interest due to current bank failure and will help build the reserve funds.
- **January 2009:** *Annual walkaround inspection performed* by Manager Paul Gready; 38 homeowners in need of repair of small repairs and maintenance issues. Repairs completed.
- **January 2009:** *HOA suggestion mailbox retired*, homeowners now use phone, email, or snail mail.
- **February 2009:** *Paving seal coat completed*, including speed bumps; unanticipated but welcome in noise and traffic reduction, reflective (white on black) signs posted at each speed bump for night visibility (Villas not have street lights). Entire project funded with the Villas' operating account without having to take any funds from the reserves (savings account). Seal coating must be done every 3 years to protect the 20 year life of the fabric overlay installed in 2007.
- **February 2009:** Villas' 2008 yearly *Federal HOA taxes paid.*
- **February 2009:** *Implemented autopay* for all utility bills including Saguaro Trash and *online bank access* to monitor bank balances, debits and credits online at any time, also helps curtail spending.
- **February 2009:** *Renegotiated Sol Design landscaping contract down* from \$850 to \$725 per month, *secured \$300 credit from Oro Valley* from last year's irrigation water leak, and *Board Secretary now preparing Board meeting minutes*, saving \$40 per month on management costs.
- **February 2009:** *Implemented no-cost collections agency* (The Brown Group) who were successful in getting 3 of 4 delinquent accounts paid and the remaining 1 on a payment schedule.

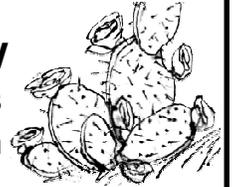




The President's Report, continued...



- **March 2009: Irrigation system evaluated** by Sol Design's Irrigation Chief, sound life of 10-15 years but 2 sections (Doria & Joanna) need replacement, anticipated date of completion Fall 2009.
- **March 2009: Board had Pima County trim and clear brush** blocking visibility at Doria/Camino de Oeste, workers worked for 3 hours. Also had landscapers cut down bushes at the exit of Matilda.
- **March 2009: Ryan Gurnett of ADAM, LLC replaced Paul Greedy as manager** of the Villas. Ryan performs monthly walk-around inspections in person, is honest, professional and goes the extra mile.
- **April 2009: Implemented \$ reserves-building plan**, \$1,300 goes into savings each month, goal \$28k total reserves within year. Reserves pay for seal coat every 3 years and irrigation replacement.
- **April 2009: Mike at Bates Paving repaired paint spill** caused by handyman, paid by homeowner.
- **May 2009: Liability insurance paid for coverage June 30, 2009 to June 30, 2010.** All taxes, audits, and financial responsibilities paid and up to date and all accounts in good standing.
- **May 2009: Annual Garage Sale** cancelled due to lack of participants, 4 homeowners who signed up had successful private sales and took care of own advertising and cleanup.
- **May 2009: Common areas retaining nice appearance (streets, grounds and landscaping)** due to routine diligence of landscaper Marvin Picado, performs duties not required by contract at no extra cost, repairing irrigation line, trimming vegetation in the wash, removal and replacement of rotted and unsightly cactus, and more.



STATS, VIOLATIONS, INCIDENTS:

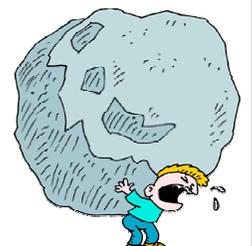


- Parking violations reduced due to 4 tows, 10 warning letters, and 4 fines
 - 1 home burglary Dec 2, 2008, Doria Dr, thieves parked in driveway, front gate entry, robbers disguised as workmen; incident prompted Board's stricter enforcement of parking rules—especially no parking in driveway aprons.
 - 1 vehicle accident on April 5, 2009: Vehicle travelling southbound on Camino de Oeste lost control and crashed into home at 8918 Joanna. Pima County rejected Board's request for guardrail, but will install an additional chevron sign. Suggests HOA install vegetation or rock barrier. HOA will install rock barrier July-Aug 2009.
 - Mailboxes vandalized and repaired 5 times—USPS refused Board's request to install security mailboxes due to lack of funds but will repair as needed.
- Nuisance violations: 3 loose dogs and 1 loose cat, resolved with 3 warning letters, 1 fine, photo & video documentation, and working with Animal Control and Sheriff.
- Status of number of renters: 11 total, all in good standing, 0 delinquent, 0 fines
- No homes up for sale, the 4 or 5 that were up have sold and/or off the market.



UPCOMING PLANS: 2009 - 2010

- Replace 2 sections of irrigation system.
- July-Aug, install large decorative boulders in common area along Camino de Oeste to prevent out of control vehicles from entering Villas and crashing into homes.
- Continue to maintain grounds, build \$ reserves, and enforce the rules so the Villas are safer and peaceful and everyone can enjoy living in this most charming community!



Contacts:



HOA BOARD:

President: Bill Hutchison

CountrysideVillasHOA@yahoo.com

Vice President: Dale Murdock

Secretary-Treasurer:

Monique Alponete 744-8376

CountrysideVillasHOA@yahoo.com

Member at Large:

Loretta Jones

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Architectural Committee:

Monica M., Monique A.

Landscape Committee:

Jo Ann, Monique, Loretta

Landscaping Issues:

Call Jo Ann (579-1671)

DCC&R Committee:

Loretta, Monique 744-8376

Parking Permits Monique **744-8376**

Social & Welcome Committee:

Monique, Fran, Sharon Shorr

Manager: Ryan Gurnett

ADAM, LLC

516 E. Fort Lowell Rd

Tucson, AZ 85705

Tel: 624-1206, Ext. 316

Fax: 388-4944

Email: Ryan@AdamLLC.com

PLEASE DON'T MAIL YOUR DUES TO ADAM LLC's street address in TUCSON~ Payments must be sent with your coupon directly to ADAM LLC's Processing Center in San Diego, CA listed on the coupon, otherwise they are not lockbox secure. If you do not have a coupon book call Mgr. Ryan at 624-1206, Ext. 316 asap



Next Board Meeting:

Mon, June 15 @ 7pm

At the Countryside Community Center
9151 N. Bald Eagle, Tucson AZ 85742

Tel: 744-4614 www.CCCAnews.com

All Homeowners in the Villas are welcome

DISCLAIMER: These services were submitted by homeowners in the Villas. Per ARS 33-1811 these listings in no way benefit any member of the board of directors or any person related to them, nor does the HOA endorse these services.

The Villas Paint Scheme & Specifications are posted on the Villas' website. If you have more questions call HOA Secretary 744-8376.

Emergency: 911

Pima Sherriff:
741-4900 or 911

Animal Control:
243-5900

Fire: 742-4749 or 911

Rattlesnake Removal:
911

Irrigation (water) Leaks
Monique 744-8376 or
Jo Ann 579-1671

PARKING RULES & REGS

Each homeowner may only park two (2) vehicles on the subdivision on a permanent basis. The two vehicles *must* be parked in their garage unless a special situation arises and a special temporary permit is issued by the Board. Homeowners should not park their vehicles in the visitor parking lots, those are for guests.



Handyman

Chris: cell# (518) 817-9815

Lives in the Villas, all types of home repair, painting, stucco, gates, utility doors & more



House Cleaning

Services by Sally: 219-4085

Superior housecleaning, reliable, references, reasonable rates, references, windows, pets



Landscapers:

1. **Marvin: 867-1902**

Tree trim, yard work, irrigation, hauling

2. **Jim Seay: 250-1094**

Tree trim, yard work, irrigation, hauling

Computer Repair

Rent-a-Techie

Comes to Your House

Matt: 790-0279

MGarrett@Rent-a-Techie.com

Newsletter

Submissions & Ideas are always welcome!

Email CountrysideVillasHOA@yahoo.com

or call HOA Secretary 744-8376

The Villas' website:

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