

Villas Voice

BOARD OF DIRECTORS

PRESIDENT

CeCe Byron

VICE PRESIDENT

Britt Charest

TREASURER

Matt Dadasiewicz

SECRETARY

Britt Charest

MEMBER AT LARGE

open

MANAGEMENT

Cadden Community Management

1870 W. Prince Rd, Suite 47

Tucson, AZ 85705

520-297-0797

Email address:

KJacka@cadden.com OR

manager@countrysidevillashoa.com

Please call Kacie Jacka with any questions.

Board Meetings

Monday, 6:30 pm

Countryside Community Center

9151 N. Bald Eagle

Tucson, AZ 85742

Next Meeting: July 15, 2019

TOPICS FOR DISCUSSION

... a Community Bulletin Board

April 2019 Annual Meeting Highlights

Quorum was NOT met.
No change in HOA Board.

COUNTRYSIDE VILLAS HOA

The primary objective of the HOA is described on page one of our CC&R's: "for the purpose of enhancing and protecting the value, desirability and attractiveness of the Property".

As homeowners and residents, your cooperation in following the rules and regulations will help us achieve these goals.





Beware the Rattle!

With the warm weather upon us, desert critters are out of hibernation, enjoying the sunny days. Which means rattlesnake season is back!

BEWARE: Rattlers were seen in two separate occasions by our mailboxes recently.

Rattlesnakes in Arizona tend to be most active from March through October.

They are poikilothermic reptiles, meaning their body temperature mimics their surroundings — one reason they like to lie on the warm asphalt as the sun goes down.

Rattlers like to mind their own business, focusing on finding rodents, not attacking humans. So if you see one, back up slowly away from it. Alert others, restrain any pets, and keep an eye on it until it moves out of the area.

To help keep everybody safe, here are a few tips from Northwest Fire District:

- Watch where you step
- Wear closed-toed shoes or boots outside
- Use a flashlight at night
- Eliminate rodents (one of their favorite foods)
- Remove woodpiles and junk piles (a common habitat)
- Fill in rodent holes and abandoned burrows

If you or someone you know is bit by a snake:

- Stay calm
- Remove all items from the affected arm or leg (watches, rings, bracelets, etc)
- Immobilize the limb and keep it below heart level
- Either call 911 or take the victim to the nearest Emergency Room immediately.

DO NOT apply ice or a tourniquet to the area.

DO NOT apply electricity or drugs to the area.

DO NOT cut the skin or suck the wound.

Who Do You Call — 911 or a Pest Control Service?

According to Brian Keeley of Northwest Fire, their fire department will respond and remove a snake if:

- it's in an enclosed area (block-walled yard, garage, inside the house, etc)
- it's a danger to children (at a school, daycare, bus stop, park, etc).

They don't remove a snake if it's in an open area where the snake can "move on," such as an open yard or in the street. In that case, if you want it removed, a pest control service is your best bet.



For additional information, contact the Northwest Fire/Rescue Prevention Office at 520-887-1010 or check out their website at northwestfire.org.

MAKE A DIFFERENCE

Each homeowner and resident is invited to volunteer for a position on the Board of Directors.

The Board meets every 2 months for 2 hours to discuss ways to improve our community.

The Board is comprised of not more than 5 and not less than 3 members.

Members are volunteers and serve without compensation.

The current Board of Directors has 3 members.

BOARD MEETINGS

Board of Directors' meetings are open to all Homeowners.

The meetings are usually held on the third Monday of the month at 6:30 at the Countryside Community Club.

The Board does not meet every month.

Please feel free to attend the meetings. Your suggestions and ideas are always welcome.

CVHOA WEBSITE

The CVHOA website (countrysidevillashoa.com) and Villas Voice newsletter provide news and information to homeowners and residents.

If you would like to add something to the community website or the newsletter, please send your suggestion to manager@countrysidevillashoa.com.

If you would like to have your newsletter and/or a copy of the monthly financial reports mailed to you, please contact Kacie Jacka.

LANDSCAPING

The landscapers continue to keep our community looking good. There have been no issues to report.

If you notice any problem or concerns, please let Kacie Jacka know.

MONTHLY INSPECTIONS

Our property manager, Kacie Jacka, continues to do monthly inspections to keep the community looking good.

When problems are noticed, she sends the homeowner a letter giving them **6 months to make repairs.**

A question she hears frequently pertains to **the common wall — who is responsible for what?** According to her research: *the common wall owner is responsible for the wall in their yard and the neighbor on the other side is responsible for the wall in their yard.*

Avoid a Letter. Plan ahead. Spruce it up.

Help keep our streets and common areas clean.
Please Pick Up Your Pet's Poo!
 Dog walkers from neighboring communities also enjoy our streets ... feel free to nicely remind them to **pick up the poo!**

Calendar

2019 Board Meetings, Monday 6:30-8:30 pm

- January 21, 2019
- March 11, 2019
- July 15, 2019
- September 16, 2019
- November 18, 2019

2019 Annual Walk-Around

February 9, 2019

Annual Board of Directors Meeting (to be held at Countryside Community Center)

April 27, 2019 at 10:00 am

Annual Garage Sale

To Be Announced (TBA)

PARKING PERMITS

All guests parking in any guest lot for more than 3 consecutive nights need a parking permit.

For households with more than 2 vehicles wishing to park in a guest lot, please contact the property manager.

For parking permits, contact Kacie Jacka, property manager, at 297-0797 or KJacka@cadden.com.

COUPON BOOKS

CVHOA coupon payment books are provided on request. They are \$5.25.

As an alternative, a printable coupon sheet is attached to the newsletter.

Or you can arrange electronic payments through your financial institution.

REMINDER

**Starting June 3, 2019
Trash & Recycle**

New Pick Up Day

MONDAY





NOTICE OF BOARD OF DIRECTORS MEETING FOR 2019

Countryside Villas Association

**TIME: 6:30
PM**

**PLACE: Countryside Community Club, 9151 N. Bald
Eagle Tucson, Arizona 85742**

July 15, 2019

September 16, 2019

November 18, 2019

**Board of Directors meeting is an open meeting,
Homeowners are encouraged to attend.**

**Board of Directors meetings, once concluded will be followed by a closed Executive
Session.**

Executive Session to be held for discussions or consideration of any matter(s) for any reason permitted by law: (1) legal advice; (2) litigation; (3) personal health or financial information of an owner/member, employee, etc.

**If you have questions regarding the meeting, please contact
Association Manager:
Kacie Jacka
(520) 297-0797 or Kjacka@cadden.com**

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