

## ANNUAL OWNERS MEETING – MAY 21<sup>ST</sup>

*Important  
DATE!*

By now you have all received a large white envelope of information about the Villas Annual Meeting. We hope you've marked your calendars and are planning to be at the Annual Meeting. The meeting will be held on Monday, May 21<sup>st</sup>. It will start promptly at 6:45 p.m. at the Countryside Community Center. This years meeting Agenda has several very important matters to be discussed and some voted on.

Those things are:

- We will elect two new Board members from a slate of three candidates.
- Presentation of an Amendment to the DCC&Rs that will limit the maximum number of rentals allowed in the Villas.
- Discuss the condition of our streets and what our options are for repairing and/or replacing the asphalt.
- Would a website for the Villas benefit us and should the Board investigate the creation of one.
- Discussion about a new law enacted in 2006 that can impact the Villas financially and the need for another amendment to our DCC&Rs.

Make sure your voice is heard! The purpose of having an Annual Meeting is so your Board can report to you what's been going on for the past year and what is planned for the current year. We want to hear from you so we can be guided for yet another year. We look forward to seeing you at the meeting.

*This year's candidates are Gene Fanning, Larry Hull, & Tom Pratt*

### ...WHO'S THE PUPPY?



COYOTE PUP - 8 weeks old  
[www.foxwoodrehab.typepad.com](http://www.foxwoodrehab.typepad.com)  
PHOTO: Elisa Able

Anyone who's ever walked the desert wash in the morning after it rains can see by the animal tracks left in the wet sand that our wash is teeming with wildlife during the wee hours; Javelina, coyotes, bobcats, owls, hawks, snakes, and an occasional mountain lion. During mating season in January I spotted a pair of coyotes, almost the size of German Shepherds, running together down the center trail along the Doria wash. Two months later, I caught a quick glimpse of their furry coyote pup scurrying back to its den. Many residents live here for years and never see much wildlife except for quails and an occasional squirrel, and the fact is these animals are careful to keep it that way too. But if you live along the wash it's a different story, but even then when we do get a chance to witness these amazing animals it's usually for a fleeting moment, and by pure accident—theirs! —Monica

*The noblest calling in the world is that of mother...-David O. McKay  
And never is a woman more beautiful.*

## Happy Mother's Day! May 13th

**HOA BOARD MEMBERS:**

**President:**

Betty Shapiro  
299-6612

**Secretary:**

Monica Alponete

**Treasurer:**

Stan Astemborski  
572-1723

**Directors:**

Tom Pratt 744-7011  
& Kay Herman

**Architectural Committee:**

Tom Pratt &  
Stan Astemborski

**Landscape Committee:**

Joann Fanning &  
Betty Shapiro

**Social & Welcome Committee:**

Sherrie Pratt &  
Betty Shapiro

**Newsletter:**

Ruth Brown, Betty  
Shapiro, Monica  
Alponete

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**HOA Mailbox:  
8889 Carolanne**

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**Manager:** Ruth  
Brown-C.A.M.CO.  
16564 W. Midway Rd  
Marana, AZ 85653  
Tel: 682-0056  
Fax: 682-0057

**MESSAGE FROM THE PREZ...**

Many Propositions were approved by the Board at the last Board Meeting (4/16/07) and became Policy. They are listed below:

1. New Protocol for Board Meetings: Meetings will be conducted using Robert's Rules of Order. This will allow homeowners more opportunities to speak at meetings.
2. Board Meeting Agendas will be available to homeowners in the Villa's HOA Box (8889 N. CarolAnne) the Thursday before meetings, or you can request it by email.
3. Our landscapers (M&M) will continue to get their written duties from the Manager, Ruth. Homeowners should call Ruth Brown (682-0056) if they need some specific landscaping done. She will put it on their schedule when they are working in that area.
4. Complaints concerning a violation of the DCC&Rs or the Rules & Regulations must be submitted in writing on the Villas Complaint Form to Ruth Brown or placed in the HOA Mail Box. You can obtain the Complaint Form by calling Ruth or the President (Betty: 299-6612) or you can request it by e-mail ([rbsquare@hughes.net](mailto:rbsquare@hughes.net)).

Ruth Brown, as HOA manager, will obtain all bids & reports for projects requested by the Board and will be liaison & administer all contracts.

**Motions that were passed:**

1. Cut back a portion of the island where the Matilda Gate is so that the homeowner on the south side of the gate can back out of their garage more easily. This will be done if homeowner agrees that it will satisfy their complaint.
2. Ruth will get new bids for repairing and/or repaving the roads.
3. A Rental Amendment limiting the number of rentals permitted in the Villas will be brought to a vote and discussed next month at the Annual Meeting.

Have a good month & I hope to see a lot of you at the Annual Meeting. Don't forget to mail in your Absentee Ballot vote if you are unable to attend.

- Betty

**UPCOMING BOARD MEETINGS**

- Monday, May 21st @ 7pm (Annual Meeting)
- Monday, June 18th @ 7pm
- Monday, July 16th @ 7pm

*Meetings are held on the 3<sup>rd</sup> Monday of each month at:*

**Countryside Community Center 9151 N. Bald Eagle Ave, Tucson AZ 85742**

**These meetings are open to all Homeowners in the Villas.**

**Come and share your concerns and ideas for improving our community.**

