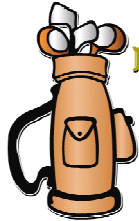




VILLAS VOICE

www.CountrySideVillas.Wordpress.com

May-June 2010



**HAPPY
FATHER'S
DAY
SUNDAY
JUNE 20**



**NEXT MEETING:
MON. JUNE 21ST
7PM**



**FLAG
DAY
MON JUNE 14**

ANNUAL MEETING & ELECTIONS RESULTS

The Countryside Villas Annual Homeowners' Meeting was held Monday, May 17th at the Countryside Community Center. 31 homeowners were represented by ballots or in person, so the required quorum of 18 was achieved. Congratulations to **Betty Shapiro & Monique Alonte** who were elected by a majority vote of the homeowners! Bill Hutchison will continue to serve as President and Dale Murdock as Vice President for one more year. Betty will serve as Treasurer and Monique as Secretary for the next 2 years. 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 2009, and what is planned for 2010-2011. Thanks to everyone who participated in person and by mail-in



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 NEVER try to remove the snake yourself!



**REMINDER: PLEASE TURN
YOUR OUTSIDE LIGHTS ON AT
DUSK**

**KEEP OUR NEIGHBORHOOD
BRIGHT & SAFE!!** The Villas
do not have street lights so

this added light on the roadway helps drivers and walkers at night, and helps ward off crime and prevent accidents. Please remember to turn your outside lights on. Thank you, it really helps!

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 Saguro 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 2009 to May 2010



For those who were unable to attend the Annual Homeowner's meeting on May 17th, here's what the Board's been doing the past year, what the Association has accomplished, and plans for the next year:

- **June 2009:** *Yearly audit performed* by Steve Key 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!
- **June 2009:** *Bee Hive Removed.* Large bee hive 12"x8" containing approximately 1,000 bees in the tree on Doria at Carolanne was spotted by landscapers. BeeMaster professionally removed the hive wearing protective clothing.
- **July 2009:** *Doria entrance signpost repaired* by handyman Chris Frese who lives in the Villas. Strong winds knocked the Villas' entrance sign down at Doria. The sign was reinstalled securely 3 feet into the ground with fresh cement and tubing.
- **July 2009:** *Pima County installed an extra reflective chevron sign on Camino de Oeste at Joanna for safety, due to car accident 4/5/2009* (when out of control car entered the Villas and hit into their garage causing much damage).
- **August 2009.** *Boulder Barrier at Joanna installed for safety due to same car accident.* One ton of 3-4 foot boulders were delivered 8/4/09 by Churchman Sand & Gravel (\$324). On 8/11 New Leaf Landscaping moved the boulders with a bobtail and strategically positioned them into a border along the Villas' island divider along Camino de Oeste at Joanna to prevent cars travelling down Camino de Oeste from entering the community should they lose control of their car (\$400).
- **August 2009.** *ADAM LLC Manager Ryan Gurnett replaced by Ben Anderson 8/15/09.* Ryan returned back to college so Bill Maguire, owner of ADAM LLC, replaced him with Ben as manager.
- **August 2009.** *Security Mailbox installed by USPS.* The 1st group of mailboxes on Doria that were repeatedly vandalized were replaced with a new security shield mailbox (that particular section only).
- **September 2009.** *Countryside Villas' long time president Gene Fanning was honored with memorial plaque* by the Countryside Community placed at the front of the fountain at entrance gate.
- **September 2009.** *New Irrigation System Installed.* New Leaf Landscaping installed a brand new irrigation system 9/11 & 9/17 at the 2 problem sections (NW side of Doria and the entire East side of Joanna) (\$1,800). Landscapers are keeping other sections monitored.
- **September 2009.** *Oro Valley Water mandatory backflow tests* were done 9/15 (\$168) by Plumb Plumbing. 1 back flow was replaced by New Leaf Landscaping but both back flows passed the tests.





The President's Report, continued...



- **November 2009.** The board voted unanimously on a resolution to combine the DCC&R Committee with the Architectural Committee into one committee: the Architectural/CC&R Committee” that will serve both functions and perform both duties.
- **November 2009.** *Qwest installed high-speed DSL Internet service* in the area.
- **November 2009.** *Qwest’s vendor (Team Fishel) accidentally cut the Villa’s electrical line controlling Villas’ entrance street lights.* The board hired O’Bryan Electric who repaired the line 12/2/09 with a special underground splicing kit. Qwest paid for the repair @ \$236.
- **December 2009.** *New dues coupon booklets* mailed to homeowners 12/10/09.
- **December 2009:** *The homeowners’ tree trimming party* held Sat. 12/5/09, sponsored by Sharon and Fran in memory of passed homeowner Ruth Bolen who donated the evergreen tree to the Villas.
- **January 2010:** *Manager Michael Schall of ADAM LLC replaced Ben Anderson as Villas’ Manager.*
- **April 2010:** *Annual Walk-around Inspection performed by board and Manager Michael Schall, 31 homeowners were in need of minor repair and/or maintenance, most repairs have been completed.*
- **April:** Villas’ 2009 yearly *Federal HOA taxes paid.*
- **May 2010:** *Liability insurance paid for coverage June 30, 2010 to June 30, 2011.*
- **May 2010 17th Annual Garage Sale** was held Saturday, March 27, 2009 8am-12pm. 13 homeowners participated. Smaller than usual turnout but the sale went smoothly without incident.
- **June 2010:** *Reserves goal set last June @ \$28k was reached* due to faithfully transferring \$1,300 into savings each month, new reserves goal set @ \$43k for next year by June 2011. Reserves pay for seal coat every 3 years, irrigation repair, and to have on hand for emergencies.
- **June 1, 2010.** *New Irrigation line installed on Matilda* New Leaf Landscaping installed new irrigation line on the north side of Matilda. The rest of the community system is still sound.
- **June 2010:** *All taxes, audits, and financial responsibilities paid and up to date* and all accounts are in good standing.

STATS, VIOLATIONS, INCIDENTS:



- **Parking violations:** 3 tows, 5 warning letters, and 1 fine (last year was 4 tows, 10 letters, 4 fines).
- **March 24, 2010 Gas leak** at Lot #48 on south side of Doria went undetected for some time until homeowner’s housekeeper noticed the smell. By the time Southwest Gas was notified the gas had permeated under the home deep into the ground forcing SW Gas to pump the saturated gas from the ground for 1 week straight 24 hours a day, then 8 hours a day for 2 weeks thereafter until the gas was totally eliminated. SW Gas also shut down homeowner’s gas until cause was repaired.
- Status of number of renters: 11 total (same as last year), all in good standing, 0 delinquent, 0 fines.
- Only 1 home for sale currently as of June 15, a few sold during the year.

UPCOMING PLANS: 2010 - 2011

- Install community bulletin board with solar security light at each mailbox cluster.
- Continue to maintain grounds, fill in sparse common areas with replacement decorative rocks and replace missing plants accordingly.
- Continue to build \$ reserves and enforce the rules so the Villas remain safe and peaceful.



Contacts:



HOA BOARD:

President:

Bill Hutchison 579-9156

Vice President:

Dale Murdock 744-2750

Secretary:

Monique Alponte 744-8376
CountrysideVillasHOA@yahoo.com

Treasurer:

Betty Shapiro 299-6612

Architectural /CC&R Committee: (& Parking Permits)

Dale Murdock 744-2750
Eileen Coons 744-2461
Monique Alponte 744-8376

Landscape Committee:

Jo Ann Fanning 579-1671
Bill Hutchison 579-9156
Monique Alponte 744-8376

Social & Welcome Committee:

Betty, Fran, Sharon Shorr

Manager: Michael Schall ADAM, LLC

516 E. Fort Lowell Rd
Tucson, AZ 85705

Tel: 624-1206, Ext. 301

Fax: 388-4944

Email: Michael@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. Michael Schall 624-1206, Ext. 301 asap.



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 the Architectural Committee.

Emergency: 911

Pima Sheriff:
741-4900 or 911

Animal Control:
243-5900

Fire: 742-4749 or 911

Rattlesnake Removal: 911

Irrigation Leaks:
Bill 579-9156
Monique 744-8376

PARKING RULES & REGS

Each resident 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 and renters should not park their vehicles in the visitor parking lots, those are for guests.

Next Board Meeting:

Mon., June 21 @ 7pm

(Board meetings now on quarterly schedule)

At the Countryside Community Center

9151 N. Bald Eagle, Tucson AZ 85742

Tel: 744-4614

www.CCCAnews.com



Handyman & Repair

Mike Hinkle Professional Handyman

(520) 906-3887 (senior & military discounts)

Retired contractor, small or large jobs, electrical, carpentry, plumbing, utility doors, stucco, painting, roofing, & more.



2) Chris Frese Handyman Services

Small jobs **(518) 817-9815**

Lives in the Villas, small jobs & repairs



House Cleaning

Services by Sally: 219-4085

Superior cleaning, reliable, references, reasonable rates, errands, windows, pet care, errands and more.



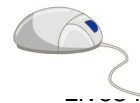
Landscapers:

1. Marvin: 867-1902

2. Jim Seay 250-1094

3. Craig: 616-0268

Tree trim, yard work, irrigation, hauling



Computer Repair

Rent-a-Techie

..... the Villas, Comes to Your House

Ask for Matt: 790-0279, Ext. 1

MGarrett@Rent-a-Techie.com

Newsletter

Submissions & Ideas are always welcome!

Email CountrysideVillasHOA@yahoo.com

or call HOA Secretary 744-8376

The Villas' website:

www.CountrysideVillas.Wordpress.com