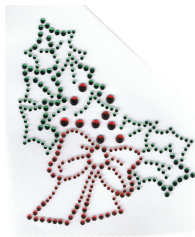




Merry Christmas!



Welcome Back Betty Shapiro to the Board!

Betty Shapiro has rejoined the Board and will be serving as HOA Treasurer. Betty has served on the Board faithfully for almost 10 years in all capacities, including Board President from May 2005 to May 2007. The Board can use the extra help and Betty's years of experience is welcome. Monique has resigned as treasurer but will continue on as Secretary.

Payment Coupon Booklets

SouthData will be mailing the 2010 dues payment coupon booklets and envelopes to all homeowners around December 15th. If you do not receive your payment coupons by Dec. 22nd please call Manager **Ben Anderson (624-1206, Ext. 305)**



Villas Voice

COUNTRYSIDE VILLAS COMMUNITY NEWSLETTER

The New "Architectural/CC&R" Committee

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"** which will serve both functions and perform both duties. The Architectural/CC&R Committee is responsible for:

1. **Receive, review, and recommend approval or disapproval to the Board of any plans submitted by a homeowner for modifications to their lot** or unit as required in the DCC&Rs Article III, Section 3.06.
2. **Schedule and conduct an annual inspection** of all the lots once annually and submit their findings to the Board in writing.
3. **Be watchful and report any DCC&R violations, and in charge of approving and issuing parking permits.**
4. **Three members are required to serve** on this committee per DCC&Rs Article III, Section 3.06. Both Monica Medina and Monique Alponde resigned from the Architectural Committee last month. Effective Nov. 16th **the new committee members are Betty Shapiro, Loretta Jones, and chaired by Dale Murdock.** The committee's contact numbers are listed on the back of this newsletter.



Neighborhood News



WELCOME

to the Neighborhood!

We are happy to welcome our newest neighbor to our community

Janice Davidson who moved in at 8877 N. Carolanne Drive.

Welcome Janice!

Bible Study & Fellowship with Neighbors every Tues 7pm

Bill Hutchison is now holding a bible study and opportunity to fellowship with your neighbors

every Tuesday evening at 7pm in their home at

8889 Joanna.

A flyer is posted at the mailboxes.

For more info call Bill & Dot (579-9156).



Annual Tree Decorating & Get-together

On Saturday 12/5/09 family, friends and neighbors came together to decorate the evergreen tree (located on the corner of Doria and Carolanne) with bird-friendly ornaments and red bows; and for the Annual Neighborhood Get-together. This year's get-together was held at Sharon Shorr's home on Matilda. Coffee, donuts and bagels were served. Everyone in the Villas was invited (flyers were distributed a couple weeks before the event) to honor the memory of Ruth Bolen who was a long time resident of the Villas and donor of the tree. Donations were also taken to donate to the foodbank. The event was sponsored by Sharon Shorr and Fran Colyer.

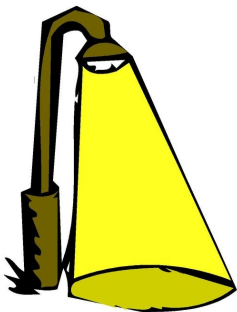


Christmas

2009

Neighborhood News

- **WALK AROUND INSPECTION:** Tues. 10/6/09 Villas' Manager Ben Anderson performed a walk around inspection to check for violations, no new violations were noted. In late November, President Bill Hutchison contacted the 2 homeowners who still had not completed their repairs (utility door on Joanna) and (outdoor light on Doria). Both homeowners had been fined, but were still having difficulty completing their repairs. Bill personally repaired the carpentry on the utility door and is working with the other homeowner in reinstalling their outside light asap.
- **LANDSCAPING:** Wed. 11/25/09 President Bill Hutchison and Jo Ann Fanning performed a landscaping walk-around with New Leaf Landscaping Manager (Marvin Picado) to note any irrigation drip tubing that needs to be capped off or redirected and plants that need to be replaced in the Villas. In mid-October there were 3 small irrigation leaks. One leak was reported by a homeowner along the bridge on Doria, one on Matilda, and the other on Joanna. They were repaired at no charge by New Leaf. The leaks were located where the old piping is, (not the sections that were recently replaced). In Spring the old sections will also be replaced. On Mon. 12/7 the wind storm blew a tree branch down from Carolanne causing minor damage to the back fence of a home on Joanna. The homeowner's insurance repaired the fence within 1-2 days.
- **DCC&R VIOLATIONS** During October and November (4) parking ticket violations were issued by the DCC&R Committee to homeowners parking in the visitor parking lots on Doria. In the month of November (1) temporary visitor parking permit was issued.
- **QWEST HIGH-SPEED DSL NOW INSTALLED.** If you're wondering what all that construction was going on at the entrance of Doria during October and November, Qwest was installing high-speed DSL Internet service in the area and in various locations throughout Pima County.



- **VILLAS STREET LIGHTS REPAIRED.** Friday 11/20/09 a homeowner reported the Villas' street lights were out at the entrance of Doria. Both bulbs were replaced (100 watt high-pressure sodium bulbs) but the lights did not go on. Tuesday 11/24 the Board contacted O'Bryan Electric (520-628-0057) who determined the cause was Qwest's vendor (Team Fishel) accidentally severed the electrical line during their underground utility work. After the Thanksgiving holiday on Wed. 12/2 O'Bryan Electric repaired the line with a special underground splicing kit. Qwest will reimburse the Villas for both the repair (\$133) and the initial visit (\$103) for a total of (\$236). O'Bryan Electric also replaced the Villas' worn HID ballasts and sealed it tight to prevent moisture from getting in causing rust (\$299), this was paid by the Villas.

REMINDER: PLEASE TURN YOUR OUTSIDE LIGHTS ON AT DUSK - KEEP OUR NEIGHBORHOOD BRIGHT & SAFE!!

Contacts:



HOA BOARD:

President:

Bill Hutchison 579-9156

Vice President:

Dale Murdock 744-2750

Treasurer:

Betty Shapiro 299-6612

Secretary:

Monique Alponde 744-8376
CountrysideVillasHOA@yahoo.com

Member at Large:

Loretta Jones 744-3629

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

Dale Murdock 744-2750

Betty Shapiro 299-6612

Loretta Jones 744-3629

Landscape Committee:

Jo Ann Fanning 579-1671

Bill Hutchison 579-9156

Social & Welcome Committee:

Betty, Fran, Sharon Shorr

Manager: Ben Anderson

ADAM, LLC

516 E. Fort Lowell Rd

Tucson, AZ 85705

Tel: 624-1206, Ext. 305

Fax: 388-4944

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. Ben Anderson 624-1206, Ext. 305 asap

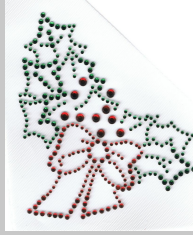
Next Board Meeting: Mon, Jan 18 @ 7pm

(Board meetings now on quarterly schedule)

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

Tel: 744-4614

www.CCCAnews.com



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 Leaks:

Bill 579-9156

Monique 744-8376

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 & Repair

1). Mike Hinkle Professional Handyman
(520) 906-3887 (senior & military discounts)

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



2) Chris Frese Handyman Services

Small jobs (518) 817-9815



House Cleaning

Services by Sally: 219-4085

Superior housecleaning, reliable, references, reasonable rates, errands, windows, pet care



Landscaper:

Marvin: 867-1902

Tree trim, yard work, irrigation, hauling



Computer Repair

Rent-a-Techie

Lives in 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