

Villas Voice

BOARD OF DIRECTORS

PRESIDENT

Dawn Bauman

VICE PRESIDENT

CC Byron

TREASURER

CC Byron

SECRETARY

Dawn Bauman

MEMBER AT LARGE

Open

MANAGEMENT

Cadden Community Management

1870 W. Prince Rd, Suite 47

Tucson, AZ 85705

520-297-0797

Email address:

dckelsey@cadden.com OR

manager@countrysidevillashoa.com

Please call Dean Kelsey with any questions.

Board Meetings

Monday, 6:30 pm

Countryside Community Center

9151 N. Bald Eagle

Tucson, AZ 85742

Next Meeting: January 16, 2017

TOPICS FOR DISCUSSION

... Annual Garage Sale Date

... Annual Meeting

... Board of Directors Recruitment

... Solar Installation Guideline Proposal (revised)

**Looking for
homeowners to run for
the HOA Board of
Directors 2016-2018
term.
Please consider this
service to your
community.**

November 2016 Meeting Highlights

2017 Budget Approved

2017 Meeting Dates Approved

AquaHawk Alerts

Solar Installation Guideline Proposal

LANDSCAPING

Joanne Fanning has moved to be with her daughters. We need a “point person” for the landscapers; somebody they can check in with each week to see if there is anything special that needs to be done. If you are available on Friday mornings and are willing to briefly meet with the landscaping crew boss, please let Dean Kelsey at Cadden Property Mgmt know.

WATER LEAKS

Occasionally Oro Valley Water pipes will leak. If you notice water bubbling out of the metal box near a driveway, this is usually an OVW problem (not a landscape issue) - you can report it to OVW at 520-299-5000 and they will send somebody to inspect and repair as needed. Remember to note the address before you call!

WALK-AROUND

It’s that time of year again! The annual walk-around is scheduled for February 11, 2017. Now is the time to spruce up your home. It’s easier to do it during the cool winter months than having to make repairs/paint when the weather heats up. If you need paint chips or have any questions, please call the property manager.

SOLAR PANELS

Solar panels are structural additions to a residence. Per the DCC&Rs, this requires approval by the Board of Directors/ARC committee PRIOR to installation. All electrical boxes, wiring, tubing, etc must be placed on inside walls (ie, inside garage or carport walls). Please contact the property manager if you are considering solar panels to help clarify installation guidelines.

DUES INCREASE

Remember, beginning January 1, 2017, the monthly CVHOA fee will be \$50/month (\$600/year). If you have auto-pay, please contact your bank to advise them of this change. If you have electronic bill pay through Alliance (set up by Cadden), please follow the attached instructions.

COUPON BOOKS

If you would like a 2017 coupon book for \$5.25, please contact the property manager. If you want to use coupons but don’t want to pay a fee, there is a printable coupon sheet attached to this newsletter.

BOARD MEMBERS

There are currently 2 Board members. The Bylaws require a Board of 3-5 people. We need 1-3 people to volunteer to be on the Board of Directors. We meet 5 times a year for 1-2 hours each meeting. Please contact Dean Kelsey if you would like to help your community and serve on the Board.

FAREWELL

Two long-time residents have recently moved from the neighborhood. Joanne Fanning was very actively involved in the community, with a special interest in our landscaping. Thank you, Joanne, for your many years of service! We will miss you!

Carol Bayer was a former Board member and a long-time resident. Good luck in your new home!

If you would like to have your newsletter and/or a copy of the monthly financial reports mailed to you, please contact Dean Kelsey at 520-297-0797.

Calendar

**2017 Board Meetings, Monday
6:30-8:30 pm**

- January 16, 2017
- March 20, 2017
- September 18, 2017
- November 20, 2017

**Annual Board of Directors Meeting
April 29, 2017 ~ Saturday, 10 am-11 am**

**Annual Walk-Around
February 11, 2017**

Annual Garage Sale ~ TBD

Committees

DCC&R

- Debbie Buenger
- Dawn Bauman

LANDSCAPING

- Betty Shapiro
- Bill Hutchinson
- Carolyn Kielbaso
- Ed Knitowski

SOCIAL

- Dawn Bauman
- Debbie Buenger
- Sharon Simpson

NEWSLETTER

- Dawn Bauman

PARKING PERMITS

- CALL 9AM-8PM
- Dawn Bauman

250-5168

Debbie Buenger

205-0012

How to Change Electronic Bill Payment through Alliance/Cadden

- go to cadden.com
- click “Pay My Account” in the upper right
- choose the Alliance Bank option
- Log in using your account name and password
- Adjust your payment amount

If you have any questions, please call Dean Kelsey or Daniel Perez at 520-297-0797. They will be happy to talk you through the process.

Name	Name	Name
Account #	Account #	Account #
Amount: \$50	Amount: \$50	Amount: \$50
Note	Note	Note
Mail to: Countryside Villas HOA	Mail to: Countryside Villas HOA	Mail to: Countryside Villas HOA
PO Box 94737	PO Box 94737	PO Box 94737
Las Vegas NV 89193	Las Vegas NV 89193	Las Vegas NV 89193

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**AMENDMENT TO BYLAWS
OF THE
COUNTRYSIDE VILLAS ASSOCIATION, INC**

This amendment is to the Bylaws of Countryside Villas Association, Inc. dated December 6, 1984. This amendment was approved by a vote of a majority of the quorum of members present in person or via absentee ballot at a meeting held on April 30, 2016.

WHEREAS Article XIV Amendments allows for amendment adoption by a vote of majority of a quorum of members present at a regular or special meeting of the Members; and

WHEREAS Article IX Section 8(D) "Treasurer" requires that the treasurer shall cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and

WHEREAS ARS §33-1810 requires an annual audit, review or compilation be performed unless the Association's documents state otherwise; and

WHEREAS the Board of Directors wishes to amend its Bylaws to permit the completion of either a compilation, review or audit;

THEREFORE BE IT RESOLVED THAT Article IX Section 8 shall be amended by deleting Section 8(D) "Treasurer" and substituting the following new Section 8(D):

"The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; **cause an annual compilation, review or audit of the Association books to be made by a public accountant at the completion of each fiscal year;** and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meetings, and deliver a copy to each of the members."

Dated this 30th day of APRIL, 2016.

COUNTRYSIDE VILLAS ASSOCIATION, INC.

By: *Steven M. Buccina*
PRESIDENT

ATTEST: *Celia Byron*
SECRETARY