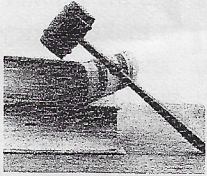


# Villas Voice

Countryside Villas Newsletter

October 2006

## MORE NEW LAWS FOR 2006:

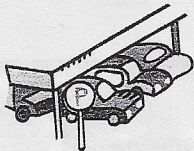


The Arizona Legislature during its' 2006 session passed five more laws that effect associations such as ours. If you would like a copy of a summary of the new laws, please call Ruth or send her an e-mail. Of the five the most concerning to the Board is how they must now handle violations and complaints. Under the new law, if a violation of the Governing Documents is observed and/or reported, we must now include in the letter of violation the name of the person who made the complaint or observed the violation. For example when Board does their routine inspection of the homes and property and they observe a violation, the name of the Board member observing the violation must be in the letter that is sent to the owner. Likewise, if an owner calls the Manager or a Board Member to reports a violation, i.e., barking dog, broken down car, etc., your name as the person making the complaint will have to go into the letter that is sent to the owner in violation. Because of the nature of this new law and to protect the Board from unnecessary liability, we have adopted the use of a Formal Complaint Form. This form clearly explains that the name of the complaining party must be in the violation letter.

As a Board we are concerned about this new law. We are afraid that you will be more hesitant to make us aware of a problem but the flip side is that this may promote more dialogs between owners/neighbors. Wouldn't it be better to knock on your neighbor's door and chat about the barking dog rather than he/she getting a formal letter that says there is a problem and you complained about it.

## BOARD NEEDS YOUR HELP

The Parking Rules specify that parking in the common areas is on a temporary basis. Most of the residents adhere to these rules. However, a few residents continually park in the common areas. We would like to advise these residents of their violation and subsequent consequences since the Board is charged with enforcing these rules. Not knowing the phone numbers or addresses, we are asking for your help. If you know which resident belongs to any of the following cars, please write us a note and put it in the HOA Box on Doria or contact Ruth Brown at 682-0056 or by e-mail at [rbsquare@hughes.net](mailto:rbsquare@hughes.net).



### VEHICLE

### LICENSE PLATE

**Black Ford F150**  
**White Honda Accord**  
**Cherokee Laredo**

**255 SWY**  
**048 SLL**

If you are the owner of one of these vehicles, please call Ruth Brown at 682-0056. The Board would like to speak with you before taking the next step: towing. Thanks for your help. All information will be kept confidential.



## **WHY WE NEED TO RESURFACE OUR STREETS:**

The Board has looked again at the condition of the streets in the Villas, reviewed all the proposals and opinions gathered over the past eighteen months. We come to the same conclusion: we need to resurface before the conditions get worse. There are some of the reasons why this project needs to be done. The condition of the streets impacts all of us. Here are just a few of the reasons for concern:

- **Professional Advice:** The Board has had seven paving contractors come out and look at our streets. Not one of them has had a positive word to say about the condition of the streets. All of them have said the asphalt is past its' useful life and needs to be replaced. Many of you have said, "Oh, they are out to make money." Every business person is in business to make money. Every one of us at one time or another turns to professionals for some kind of project. Not every contractor is crooked; this is why we hire licensed professionals when a job needs to be done. If your roof leaked and five roofers told you to put a new roof on your house, would you ignore that advice because they are trying to make money? No, we don't think you would. If only one of those professional paving companies had said a lesser job was needed we would have investigated that option but that is not the case.
- **Liability:** As the cracks get larger and potholes become more apparent, there is the danger of someone tripping, falling, and turning an ankle while walking. Since the Villas are legally responsible for the maintenance of the streets, we can be held legally responsible if someone got injured. A lawsuit for injury could cost all of us money out of pocket especially if the settlement were higher than our insurance.
- **Property Values & Disclosure:** The condition of the streets just like the condition of our homes has a direct impact on property values and selling prices. If the outside of your house is crumbling, needs paint and a new roof, the resale value of your house will be thousands less than others. The overall appearance of the homes, landscaping and the streets all have a direct bearing on property values.
- **Change in Condition & Loss of Options:** The longer we wait to resurface the more the existing asphalt will deteriorate. There will come a point when we will not be able to do an overlay on top of the existing surface. That will mean we will have to rip up all the old asphalt and lay all new. All new asphalt will cost more than double that of the currently recommended overlay.
- **Costs:** Asphalt costs have continued to rise over the past two years like concrete and building costs. Our resurfacing project in October 2005 would have cost \$ 34,000; in March 2006 that cost increased to \$ 47,000; June 2006, \$ 51,000; and as of November 1<sup>st</sup> it is \$ 55,000. As you can see the price continues to increase. In one year our project cost has increased 60%. No one can predict what will happen with prices in 2007 but rarely do building and asphalt costs go down. They may stabilize or they may continue to rise.

The longer we postpone this project, the more deterioration of the streets and the higher the cost. The higher the cost, the larger the special assessment will have to be to cover that increased cost. Board members and the Manger are available to discuss this with any owner. Please think about this and come to a meeting or give one of us a call.

**The next Board Meeting is Monday, October 16<sup>th</sup>, 7 pm  
at the Countryside Community Center.**

### **Countryside Villas HOA**

**President:** Betty Shapiro – 299-6612

**Secretary:** Monica Alponte

**Treasurer:** Stan Astemborski – 572-1723

**Directors:** Tom Pratt – 744-7011 & Kay Herman

**Architectural Committee:** Tom Pratt & Stan Astemborski

**Landscape Committee:** Betty Shapiro, Joann Fanning, Monica Alponte

**Social & Welcome Committee:** Betty Shapiro, Sherrie Pratt

**Newsletter:** Kelle Maslyn & Ruth Brown – [rbsquare@hughes.net](mailto:rbsquare@hughes.net)

**Manager:** C.A.M.CO. – Ruth Brown

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