

Villas Voice

Countryside Villas Newsletter

PHOTO Courtesy of S. William Shaw



PHOTO: Courtesy of Ewing Galloway

Paving Project is ON !

...Without a special assessment

Great news! The Villas paving project was approved at the last board meeting held September 17, 2007. The paving will be funded with current reserve funds, and there will be NOT be a SPECIAL ASSESSMENT levied on homeowners. Bates Paving will be doing the work. Bates provided the best quote and they are also the same paving company the Villas used last time. The exact date for paving has not been set, but it will be sometime in January or February 2008. There will be an update each month in the newsletter as to the date and schedule of the project to ensure homeowners get plenty of notice. Meanwhile, the board will be developing a plan to rebuild the reserve funds for 2008.

Next Meetings
Oct 15

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Rental Amendment *Not reach quorum*

The proposed Rental Amendment to limit the amount of renters allowed in the Villas did not pass because it did not meet the required quorum. There needed to be a total of 48 votes cast. However, there were only 29 votes (18 against; 11 in favor). This means the Villas will continue as is without a limit on rentals. Currently the Villas have a total of 12 rental units, which is 16% of the community. The proposed Rental Amendment went on ballot June 2007 and ended September 10th. Thank you everyone who participated in the vote.



WARNING: Do you have Polybutylene Pipes?



Polybutylene is a form of plastic resin used as a substitute for traditional copper water pipes in homes across the U.S.—including the Villas, from 1978-1995. Polybutylene has a very high rate of failure associated with chlorine content in the water which causes it to become brittle, and the pipe may start a slow drip which will most likely eventually cause the pipe to burst.¹ Thousands of homeowner claims for burst pipes, causing hundreds of millions of dollars in damages, resulted

in a national Class Action settlement of over \$950 million dollars.² However, to qualify for reimbursement, the leak must have occurred within 16 years after *installation*, AND the claim must have been filed by the *current* homeowner within those 16 years.³ Unfortunately, since the Villas were built in 1985-87, that deadline passed in 2003 and Villas homeowners are no longer eligible. If their pipes burst, they must be replaced at the *homeowner's* expense.

- Most Home Buyer Warranty Programs do NOT cover polybutylene water leaks or damages⁴
- Most Homeowners Insurance Policies NO LONGER cover polybutylene water leaks or damages⁴



Time to Re-pipe: Replacement—not a question of “if,” but “when”

If you have doubts about the need to replace your polybutylene pipes, consider the stories of homeowners that suffered from a single leak. **One homeowner was away on vacation when a leak developed upstairs. More than 27,000 gallons of water ran through their home. When they returned, there was \$138,000 worth of damage to their furniture, carpets, wallpaper, wallboard, ceilings, and priceless family heirlooms.**⁵ Just recently, two homeowners in the Villas experienced such leaks and had to have emergency pipe replacement. Another Villas homeowner, unaware of a hidden leak, was sitting in her den when suddenly her ceiling caved in (water pipes run up along the top inside of walls and ceilings). Then there's the dangerous black mold resulting from leaking water inside walls, under the floor, and ceilings.⁶ Some homeowners have had their homes re-piped BEFORE a leak occurred, saving themselves the inevitable damage and expense. Others wait until they get a leak. One problem with waiting is that a leak is not always obvious and a pipe could leak inside a wall or ceiling for months before it's noticed. Leaking Poly pipes cannot not simply be “patched;” once a poly pipe is leaking, it's a sign the piping is weak and could *burst*. If you do have poly pipes make sure to turn off your water main *and* water heater when you go on vacation.

How to Tell If You Have Polybutylene Pipes www.RepipeNews.com

If you don't know, it's a very good idea to find out. Call a reputable plumber *experienced in Polybutylene Re-piping* and get a free estimate and evaluation (*see polybutylene plumbers below, prices based on recent price quotes obtained by a Villas homeowner for a 1,080 sq. ft. home*).

- Plumb Plumbing: \$5,000 • Tel: 629-0504
- Spartan Plumbing: will match any price • Tel: 886-4159
- Baker Brothers Plumbing: \$5,560 • Tel: 792-0080
- Cummings Plumbing: \$7,400 • Tel: 293-6900



SOURCES:

- ^{1, 4, 6} www.pbRepipe.com
- ² www.Polybutylene.com/Poly.html
- ³ www.PBPipe.com
- ⁵ www.Polybutylene.com/Test.html



Halloween Party

Sat. Oct. 27th

11:30 am - 1:00 pm

Countryside Community Center

Hot Dogs & Punch • Games & Activities

Goodie Bags • Ages 0-99 Welcome!

Costume Contest—Prizes!

Call to Register by Oct 22nd: 744-2403



COSTUME PHOTOS & IDEAS:
www.SpiritHalloween.com (520) 887-2755
www.BuyCostumes.com



ATTN: Offsite Homeowners

If you who live offsite and would like your newsletter emailed or mailed to you, please contact Geoff at ProHOA Managers and provide your email or mailing address so you can be kept informed with updates and happenings at the Villas. **Geoff@ProHOA.com Tel: 323-1666**



4 of the 6 overgrown palm trees have been trimmed. They look great.

Landscaping

Need a bush trimmed, have a concern about the plants in front of your home? Please call **Jo Ann Fanning (579-1671)** so she can have the landscapers look at the problem, or you can drop a note in the HOA mailbox at 4879 Doria.



Photo: MoniQue

Contacts

Home Repair Helpers

HOA Board of Directors:

President:

Gene Fanning 579-1671

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Stan Astemborski 572-1723

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Larry Hull, Monica Medina

Landscape Committee:

Gene Fanning, Jo Ann Fanning,
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DCC&R Committee:

Stan Astemborski, Loretta Jones,
Loretta Poggione, Fran Colyer,
Sharon Shorr

Social & Welcome

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HOA Law Call-in Radio Program
Airs 3rd Saturday of each Month
at 8 a.m. on 790 AM RADIO
Carolyn Goldschmidt Esq. & Paul Gready



Home Repair



- *Painting*
- *Flooring*
- *Security Doors*
- *Repairs*
- *Fine Work*

The FiX iT CHiC
744-7854

Home Décor

Makeover Madame



Interior Decorating

Tasteful, creative—
Finishing Touches for
your room and cost
effective staging of
your home. 744-1692

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 association endorse these services.

Tree Trimming



**Ask for
Marvin**

**Perfect
Landscaping**
867-1902

Upcoming Board Meetings:

Monday, Oct 15th @ 7pm
Monday, Nov 19th @ 7pm
Monday, Dec 17th @ 7pm

Meetings held 3rd Monday of each month:

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

All Villas Homeowners welcome

Newsletter Ideas: drop in HOA Box
or Email to: ygfs@yahoo.com
November Deadline: Oct 23

HOA Mailbox:
4879 Doria Dr.
Suggestion box
(not for payments)

