

Villas Voice

BOARD OF DIRECTORS

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Dawn Bauman

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CC Byron

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Debbie Buenger

MEMBER AT LARGE

Carolyn Kielbaso

MANAGEMENT

Taylor Enterprises

Belinda Taylor

PO Box 91432

Tucson, AZ 85752

520-744-5321

Email address:

manager@countrysidevillashoa.com

Please call Belinda Taylor with any questions.

Board Meetings

3rd Monday of the Month, 6:30 pm

Countryside Community Center

9151 N. Bald Eagle

Tucson, AZ 85742

Next Meeting: November 16, 2015

TOPICS FOR DISCUSSION

- ... Meet the Full-Service Property Manager
- ... Financial Audit
- ... Insurance Review
- ... Tree Trimming - 2nd phase
- ... Landscaping issues
- ... 2016 Budget
- ... Groundskeeper Contract

September 2015 Meeting Highlights

Full-Service Property manager approved

Pavement Resurfacing schedule

Financial Auditor approved

Homeowner Repairs in process -

Fine letters to be initiated



WALK AROUND

With the cooler weather, now is a good time to do repairs and touch-ups in anticipation for the annual walk-around in February.

Dunn-Edwards Paint Store on Thornydale has paint colors on file. Countryside Villas homeowners receive a 10% discount from Dunn-Edwards

LANDSCAPING

Joanne Fanning, Belinda Taylor, Dawn Bauman and Debbie Buenger have keys to the locked back flow valve that turns the irrigation water on and off. If you notice an irrigation leak, please contact one of them so the back flow can be turned off.

Carolyn Kielbaso plans to meet with the arborist to review 2nd phase of tree-trimming/removal.

ROAD REPAIR

Road resurfacing/sealing is scheduled for **November 6 and 13th, 2015**. Please see the attached letter and map from Bate's Paving for further information. You should receive a copy of both in the mail. If you have any questions, please call Belinda Taylor (before Nov 1) or Cadden, Inc at 297-0797 (beginning Nov 1).

FULL-SERVICE PROPERTY MANAGER

After much time, energy and discussion, the Board approved Cadden Community Management as our full-service property management company at a base rate of \$500/month, to begin November 1, 2015. You can look at cadden.com to view their services. We negotiated to keep our meetings in the evenings but

meetings will now start at 6:30 pm (not 7 pm) and finish by 8:30 pm. Please try to come to the November 16 meeting to meet the new property manager!

FINANCIAL AUDIT

The DCCRs require an annual audit. The Board approved Doug Holmes, CPA to do our audit at a cost of \$2900.



SOCIAL COMMITTEE

Sharon Simpson continues to provide welcome packets and small gift to new homeowners.

NEXTDOOR.COM

Nearby communities have been experiencing problems with break-ins and theft. Please consider joining our nextdoor.com group (Countryside Shadows). The more homeowners that are "in the loop", the safer our community will be. If you know of any criminal activity in our community, please let a Board member know.

Calendar

2015 Board Meetings, 6:30 pm
November 16, 2015

Committees

DCC&R

Debbie Buenger
Dawn Bauman

LANDSCAPING

Joanne Fanning
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

NEWSLETTER

If you would like to add something to the newsletter, send your suggestions: manager@countrysidevillashoa.com.

If you would like to have your newsletter and/or a copy of the monthly financial reports mailed to you, please contact Belinda Taylor at 520-744-5321.



3225 E. 44th Street Tucson, AZ 85713
(520) 741-2100 FAX (520) 741-0815

License Numbers
ROC #109056 Residential C-13 ROC #102421 Commercial A-14
Bonded and Insured

To: Countryside Villas H.O.A.

This letter is to inform you that Bates Paving & Sealing, Inc has been contracted to crack seal and seal coat your roads. The work will be performed in 2 sections. **Vehicles will have to be removed from the scheduled section by 7:00 A.M. the day the work is to be performed and not return until noon of the next day (or when the barricades are removed.)** Work is scheduled on November 6th & 13th. (SEE MAP)

Vehicles' parked on the date scheduled in your area, will be towed at the owner's expense.
Bates Paving & Sealing will not be held liable for any damages incurred during towing.

Access will not be allowed in the work area until work has been completed and Bates removes barricades the next day by 12:00 (emergency vehicles will be allowed at all times). If there is a delay in removing barricades due to weather, a Bates Paving representative will determine the proper time to remove them.

Things to remember: Trash and recycle pick up; mail and deliveries may be affected. No washing vehicles or irrigation during closure (area must remain dry – premature driving or watering will nullify warranty on affected area).

Common occurrences: Scuffmarks caused by vehicle tires, trash trucks may cause damage to sealer, lack of sealer adhesion to oil saturated areas, light transfer of sediment, cosmetic differences in appearance to areas inaccessible to machinery.

