

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: November 21, 2016

TOPICS FOR DISCUSSION

... 2017 Budget

... 2017 Board Meeting Dates

... 2017 Walk Around Date

... Annual Garage Sale Date

... ARC review (solar panels)

... Board of Directors Recruitment

September 2016 Meeting Highlights

Bid for 2 ocotillos approved

2017 budget discussed

Monthly fee increase approved

Need for coupon books discussed

Homeowners to pay for coupons approved

Printable coupon book template discussed

ARC resolution re solar panels to be drafted

Welcome letter to be updated

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

LANDSCAPING

Our landscaping survived monsoon season well! Spring tree trimming helped prevent any unexpected tree damage. An irrigation valve needed to be replaced for \$300.

WALK-AROUND

The annual walk-around will be coming up in February. Now is the time to spruce up your homes. If you need paint chips or have any questions, please call the property manager.

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. The strength of a community is in the people who are willing to work together to make it a great place to live - 1 or 2 people cannot do it alone.

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. The installer needs to ensure that all electrical boxes, wiring, tubing, etc is placed on inside walls (ie, inside garage walls). Please contact the property manager if you are considering solar panel installation to help clarify this.



DUES INCREASE

In 2011, monthly dues were decreased from \$47.50 to \$45 when the Board hired a part-time property manager to replace the full-time manager. Dues have stayed the same for over 5 years even though maintenance fees have increased (utilities, waste management, landscape, general maintenance). We have also returned to a full-time property management company. Therefore, the Board has approved a dues increase beginning January 1, 2017. The new fee will be \$50/month.

COUPON BOOKS

CADDEN charges \$.25 for each coupon book they provide. The HOA has previously absorbed this cost. Since coupon books are not a necessity (the information can be printed on the check), and not all homeowners use them (many pay electronically), it was approved for CADDEN to charge the homeowners for coupon books; they will only be provided upon request. As an alternative, a printable coupon sheet is attached to the newsletter. If you would like to arrange for electronic bill pay, please call Dean Kelsey at CADDEN for assistance.

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 Dean Kelsey at 520-297-0797.

Calendar

**2016 Board Meetings, Monday
6:30-8:30 pm**

- January 25, 2016
- March 21, 2016
- July 18, 2016
- September 19, 2016
- November 21, 2016

**Annual Board of Directors Meeting
May 14, 2016 ~ Saturday, time TBD**

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

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