

Villas Voice

5D Diamond Painting, Cactus Desert, by Temu

CountrysideVillasHOA.com

Countryside Villas Newsletter

Spring 2023

Countryside Villas HOA

Managed by: **Belinda Taylor**

BT Taylor Enterprises

P.O. Box 91432, Tucson, AZ 85752

Office 520-744-5321 Cell 520-360-7204

Email: belinda.taymade@gmail.com

Monthly Dues: \$56.86 per month
Due 1st of month, late fee after the 15th

Mail to and make payable to:

Countryside Villas

PO Box 63215, Phoenix AZ 85082

or pay online at www.CIT.com

or use your bank's Bill Pay

HOA Board of Directors:

-President: Monica Alponete

-VP/Treasurer: Janet Horton

-Director/Secretary: Morgan Bemis

Contact the Board

Tel: 520-301-4483

Email CountrysideVillasHOA@yahoo.com

Landscaping: Contact the Board

Parking Permits: Contact the Board

If your car has been towed call:

B&C Towing: 520-744-1867

Newsletter: Send ideas & articles to:

CountrysideVillasHOA@yahoo.com

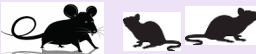
Annual Meeting Highlights 5-9-23

Quorum was NOT met. No change in HOA Board.
Without a **quorum** no official business can be legally transacted



President's Report

- Transition from Mission Mgt to new management company [*BT Taylor Enterprises* hired 12-1-22] completed 1-31-23.
- Financial reports available upon request—**contact Manager**
- Filed yearly **AZ Corp Comm** in good standing (3-30-23)
- Filed Taxes & Compilation Report on time (3-30-23)
- **Annual Walkaround** inspection done (4-11-23); letters to homeowners for maintenance items mailed (May 2023)
- **Annual Meeting** Notice of Meeting given in the Villas Winter 2023 newsletter: hardcopies distributed to all homeowners 1-14-23 and also emailed and posted on website 1-14-23. Call for nominees sent to all homeowners at their address of record 3-22-23; Annual Meeting packet and ballots mailed to all homeowners 4-14-23.
- Secured high-yield CD (**Edward Jones**) to generate income for the Villas Reserve account and future paving (4-20-23)
- **Annual Garage Sale** 4-22-23 had less participation & interest, perhaps becoming a thing of the past due to online selling?
- **B&C Towing** to replace damaged sign at end of Doria~pending
- Increased mice activity reported since the **3 cats were taken**



BEWARE! Rattlesnake Season is here!

If rattlesnake is inside your house call 911

If rattlesnake is outside call **Rattlesnake Solutions** 520-308-6211





Landscaping ~ Spring-Summer Schedule: Weekly maintenance done on Thursdays in 5 ongoing rotating sections: 1) Doria East; 2) Doria West) Carolanne; 4) Joanna; 5) Matilda; (Hard pruning not done in Spring/Summer, but trimmed to keep the flower blooms). *NOTE: Sections are not always done consecutively nor in this exact order, e.g., they may trim all Doria, then before starting Carolanne work on a common area; then the following week resume with Carolanne or even possibly Joanna or Matilda (the order is determined by the Managing Landscaper.*

- Ongoing: Clearing vegetation, prickly pear and cholla cactus from common areas and continue to maintain Doria Wash, Common Area "A" (10 ft behind 28 homes along Doria) to keep a fire safety zone and also a clear path for walking the trail). **For all landscape issues: Contact Monica (see Board contact info).**



Parking Violations: March-April: the Board issued 3 temporary parking permits to homeowners. There were *eleven vehicles* belonging to renters in violation for parking over 72 hours in the visitor parking lot without a permit; 3 of them were towed and 1 was fined. **Landlord-Homeowners: please share the attached parking rules with your renters to avoid being fined.** *Each homeowner is only allowed 2 vehicles max to be parked in the subdivision and they must be parked in their garage.* Twelve residents asked for private parking spaces in the common area lots, but the Association cannot grant this. **The goal of having empty parking spaces isn't to fill them up; it's to ensure there's always ample parking for visitors and temporary use.** Contractors parking along the apron should post orange cones around their vehicle to avoid being towed. **B&C Towing** is on contract, they do random drive-thrus looking for **vehicles parked in violation along the apron; and vehicles parked over 72 hours in the visitor lot without a permit.**



If your vehicle is towed please call B&C Towing; do not call the manager or the Board, it's out of their hands.



Homeowner Reminders:



Please turn your outside light on at night or use automatic dusk to dawn bulbs for community lighting and safety; when several lights in a row are out on a street it makes it difficult for emergency vehicles and drivers to see house numbers and gives burglars cover. It's easy to set your light to go on/off automatically using **Dusk to Dawn bulbs**→ <https://tinyurl.com/3yhz4vnc>



Please keep garage doors closed (DCC&Rs, Section 2.08) "All garage doors of the dwelling units shall remain fully lowered and closed at all times unless the door is being used for purposes of ingress and egress." **An open garage invites theft; and even snakes and other wildlife onto your property.**



Prevent your delivery packages from being stolen by Porch Pirates: Have your packages left **INSIDE** your gate and keep a close eye on them.



Please keep your dog safely on leash and remember to clean up their waste. Small dogs off leash can fall prey to coyotes, hawks, bobcats, and other dogs who may appear suddenly without notice. Large dogs off leashes can also be dangerous or nuisances. **Arizona Dog Leash Law.**



Please never dump paint water or chemicals onto street: Homeowners (or their ←contractors) who dump such substances will be charged \$ for the cost of having the damage repaired which is usually seal coating and very expensive! [DCC&Rs Art IV, Sec 4.05](#), Please inform your contractors not to rinse paint brushes and let the water run into the street.

COUNTRYSIDE VILLAS

Parking Policy, Rules & Regulations VEHICLES and PARKING:



Each lot owner may only park two (2) vehicles on the property on a permanent basis. The two vehicles must be parked in your garage unless a special situation arises and a special temporary permit is issued by the DCC&R Committee/Board.

Permit requests may only be submitted by a Countryside Villas Homeowner or Renter. They must show proof that their address is in Countryside Villas. Requests for long term parking (21 days or more within a calendar year) must be submitted for approval to the Board of Directors.

Violation of any of the Vehicle and Parking Rules will result in the issuance of a single warning. Warning will be posted on the vehicle. Further violation of the Vehicle and Parking Rules after the issuance of the warning will be subject to (1) towing of the offending vehicle at the owner's expense, and/or (2) fines assessed against the Lot Owner associated with the vehicle.

A. Speed Limit is 15 mph. Violators will be fined.

B. Park only in designated areas

C. Parking is not permitted in the street, on driveway aprons, in turnarounds or along curbs. The streets are narrow and must be accessible to emergency service vehicles.

D. Parking in open common areas is on a temporary basis. Residents may park in the Common Areas between 8:00AM. and 6:00 PM only. Residents may not park overnight in the Common Areas without a permit. Visitors who park in the Common Areas for more than 48 consecutive hours (2 Days) shall obtain a temporary parking permit. The permit must be displayed on the vehicle's rearview mirror.

E. Visitor permits for common area parking are issued to a specific vehicle for a period not to exceed 14 days. An extension for an additional 7 Days must be approved by the Board of Directors.

F. Vehicles parked in common areas must be parked front end in. No back-in parking is permitted.

G. Vehicles parked in common areas may not display any type of signs such as but not limited to "For Sale," Advertising or Business signs, etc.

H. All vehicles parked on common property must be properly registered. This means that the tags must be current.

I. All vehicles parked on the property must be in working order. Vehicles in states of repair may only be stored inside your garage.

J. Boats, trailers, campers or recreational vehicles are not permitted to park on the property.

K. Vehicle repairs, minor or major, are strictly prohibited in common area parking lots. Repairs may only be done inside you garage.

L. If your vehicle leaks any type of fluid on the common area parking surfaces or roadways, you are expected to clean it up immediately. These fluids damage the pavement and can be costly to repair. Vehicle owners will be held responsible for the cost of any repairs to the pavement that is caused by leaking fluids.

M. Permits are issued by contacting a member of the DCC&R Committee or a Board Member during the hours of 9:00AM to 7:00PM.



Bulletin: HOA LAW:

What is Considered Quorum for an HOA? [AZ Revised Statutes § 10-3722]

A "quorum" of the membership is the minimum number of member votes in person, and by written ballot, that is required before the association may conduct business at a membership meeting.* [Robert's Rules, 11th ed., pp. 21, 345.]; NOTE: Countryside Villas adopted Robert's Rules of Order to be used for conducting all meetings as their Meetings Policy Protocol, approved by a quorum of the membership at Annual Meeting 4-16-2007.

*Countryside Villas CC&Rs defines a quorum as 25% of the membership which is 18 members either in-person at the meeting or by written ballot. [Countryside Villas ByLaws, Article III, Section 4.]

Why Does Quorum Matter?

Quorum is required in order to protect the interest of the whole community, as this requirement prevents any members from taking any action without first receiving 25% of the membership's approval.

Without meeting quorum, votes cannot be taken and rules cannot be changed; essentially, no official business can be conducted, no minutes can be taken, no decisions can be made, no votes cast, and no actions can be ratified. Really, holding a meeting without meeting quorum is a

waste of both time and money. Essentially, the HOA board will need to adjourn and postpone the meeting. Rescheduling a meeting, though, costs time and money. Plus, there is no guarantee that you will reach a quorum the second time around. Most associations find it more difficult to meet a quorum at the rescheduled meeting.

Missing a Quorum at an Annual Meeting: Elections

Missing a quorum at your annual meeting means that you cannot hold elections at your annual meeting. The directors then in office continue to serve on the board until successors have been formally elected (typically at next year's annual meeting) [*Countryside Villas Bylaws Amendment Article IV, Section 2.*]

What Can Be Done in the Absence of a Quorum?

Under Robert's Rules of Order, these procedural steps can be taken in the absence of a quorum:

- Ending the meeting through a motion to Adjourn.
- Recessing the meeting, in efforts to obtain a quorum, taking measures, such as rounding up members in the hall or contacting members.

Any business transacted in the absence of a quorum is null and void, **with the exception of a motion to adjourn the meeting for lack of a quorum.** [*Robert's Rules of Order 11th ed., p. 347 ll. 22-24; and p. 347 ll. 30-32.*]; [*Countryside Villas HOA ByLaws, Article III, Section 4.*]

Adjourn the Meeting:

Under *Robert's Rules of Order*, a meeting at which quorum never appears can still be called to order. **At that point, however, the meeting must either adjourn or address one of the procedural motions allowed in the absence of a quorum listed above.** From a Bylaws perspective, though, such a short meeting still counts as the organization holding its required meeting. **Robert's Rules notes that "the inability to transact business does not detract from the fact that the association's rules requiring the meeting to be held were complied with and the meeting was convened—even though it had to adjourn immediately."** [*Robert's Rules of Order 11th ed., p. 349.*]

Ref:

- Arizona Revised Statutes, Title 10, Homeowner Associations
- Countryside Villas ByLaws Article III, Section 4, Quorum for meetings
- Robert's Rules of Order, adopted as policy for Countryside Villas Meetings, as recorded in Annual Meeting minutes 4-16-2007, and President's Report Villas May 2007 Newsletter

