



Countryside Valley Homeowners' Association
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The Prez says, ***“Many hands make light work.”*** On behalf of the Countryside Valley HOA Board of Directors, **I would like to wish you and your family a happy St. Patrick’s Day and warm welcome to spring.** This is one of a series of bimonthly newsletters to help keep you up-to-date on important information regarding our neighborhood and community. We hope you find it useful. If you are new to our neighborhood, welcome.

Roads Update: The Board is continuing to look into the possibility of obtaining a loan to help pay for resurfacing all of the roads in our neighborhood. There are just a few financial institutions that provide loans to HOAs, but the Board feels the financial support will help move up a possible date to do the roadwork. One of the criteria is a minimal number of homeowners who are delinquent in HOA dues. Therefore, **the Board will be diligent in reminding homeowners to make their \$31 per month dues current.** Much more information will be provided before the Board makes any decisions regarding a loan.

Neighborhood Walk: Letters were sent out in January to all homeowners regarding current conditions of homes and properties within Countryside Valley. The purpose was to communicate with homeowners what areas violate sections of the CC&Rs with regard to maintenance and upkeep. Two deadlines were listed to complete the work. February 28, 2015 was used for work such as weeding, raking, pruning, and general yard/curb cleanup. The second date of July 31, 2015 was for work involving paint, stucco, dead trees, tile, gates, and walls. Now that the February 28 deadline has come and gone, the Board will be contacting homeowners who have not addressed the items listed in the January letter. Those homeowners will be invited to a Board meeting to discuss the violations and determine whether or not fines will be assessed to the property.

Gate Keepers: As you are probably aware, the gate at the entrance of our neighborhood has literally taken many hits over the years. Most recently, it was hit so hard that the entire incoming gate needed to be rebuilt. This was at a cost of \$1,300. While the Board is looking into better ways of monitoring vehicles and drivers that may be responsible for these impatient driving habits, we ask that any resident who may have information come forward and help hold the drivers accountable for the damage.

Solar Energy: As you may have noticed, many homes, businesses, and schools in the area have installed solar panels to be more proactive in reducing a dependence on electricity for their energy needs. The Board invited a local solar company, Solar City, to provide information about the cost and procedures for installing solar panels on tile rooftops. Since solar panels are an exterior change, the Board would still need to be informed of the project by the homeowner.

New Residents: We want to welcome everyone who is new to the neighborhood! You have selected a great neighborhood in which to live. All of our Community Rules and Regulations are online at our website as well as other links that you may find helpful. **Please contact us if you have any questions or concerns,** you may contact us at our voicemail number or email address. The next homeowner meeting is scheduled for **Monday, April 6, at 7:00 p.m. at the Countryside Community Center on Bald Eagle.**

Respectfully,
Todd Autenreith - CVHOA

• *Here is a top 10 list of things to remember as residents of Countryside Valley:*

1. **Monthly Dues (\$31)** are to be paid by the first of each month. A \$10 late fee will be assessed if dues are received more than 30 days late.
2. **Waste Management** provides **trash pickup on Monday and Thursday. Recycling is on Tuesday.** They provide the cheapest service for 2 trash and 1 recycling pickup in one week. The Board would like to limit to one provider to reduce wear on the streets.
3. **Place trash and recycling bins in the garage or back yard on non-pick-up days.** Receptacles seen from the street on non-pick-up days are in violation of the CC&Rs.
4. **Park vehicles in garage or driveway.** Each home has four parking spaces available. **Parking 3 vehicles across a driveway and in the street is prohibited.**
5. **The speed limit in Countryside Valley is 15 MPH.**
Please drive safely - kids at play.
6. **Keep up with vegetation.** Pull weeds, trim trees and bushes, and cut down dead vegetation, and hang that hose.
7. **Maintain the exterior of the home:** repair/replace broken gates and fascia, fill holes in stucco, paint chipped and worn wood and stucco, keep driveway oil free, and replace broken or missing tile.
8. **Be responsible pet owners:** Bring barking dogs inside and pick up unwanted dog droppings in the back yard. Be respectful of a neighbor's right to peace and quiet.
9. **Cover windows with actual window coverings,** not towels, sheets, aluminum foil, etc. Please replace broken blinds and screens.
10. **Architectural Changes:** Any changes to the exterior of the home, including paint, additions, sheds, etc., must have Board approval in writing.

If you have any questions or concerns, feel free to contact the board at 292-5454, info@countrysidevalleyhoa.com, or P.O. Box 89788 Tucson, AZ 85752.

Just a reminder that monthly Board meetings are held on the first Monday of the month at 7:00 at the Community Center on Bald Eagle.

Respectfully,

The CVHOA Board of Directors