



Countryside Valley Homeowners' Association
P.O. Box 89788
Tucson, Arizona 85752
www.countrysidevalleyhoa.com (website)
Voicemail
520-292-5454
info@countrysidevalleyhoa.com (email address)



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The Prez says, *"We should take time to give thanks for our many blessings each and every day."* On behalf of the Countryside Valley HOA Board of Directors, **I would also like to wish you and your family a very Happy Thanksgiving to start a wonderful holiday season.** 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.

Neighborhood Walk: The Board has been committed to monitor the neighborhood closely to help ensure each of us are maintaining our homes and properties at the high standard outlined in the CC&Rs that govern our community. Areas of concern continue to be:

- **Yards being maintained on a regular basis** including: weeds, pruning, removing trash and dead vegetation, general sweeping, raking, and leaf blowing.
- Trash and recycling receptacles being placed in the back yard or garage on non-pickup days. **This does not include porches or behind pillars.**
- Sanding and **painting eaves and wood fascia** as it shows damage from weather and sun.
- **Repairing and painting stucco and gates.**
- **Replacing broken or missing tile.**
- **Maintaining back porches.**
- Appropriate window coverings, **not foil, sheets, or blankets.**
- **Removing rock and debris along the curb in front of the home.**

Remember that homeowners are responsible for all maintenance to homes and properties, not the tenants. Tenants need to be informed by the homeowner of the community expectations.

Parking: Parking continues to be an issue with several residents. There is a **"no parking on the street"** policy in Countryside Valley. We are given 4 parking spots, two in the garage and two in the driveway. Homeowners are facing fines due to continued parking violations. Again, the homeowners are responsible for their tenant's actions. This does not include visitors who have no option but use the street during their visit. In addition, vehicles may not be parked in the yard or three across a driveway. **Driveways are defined as the original concrete plot**, not brick or added cement areas adjacent to the driveway.

Pepe le Pew: Several residents communicated their concern about a foul smell in the neighborhood, especially in the early morning hours. The Board hired a RotoRooter specialist to completely "flush" out the entire sewer system below our streets. One of the Board members observed the work done and found the work to have been outstanding. Other than a few minor obstructions in the sewer line, they appear to be in good shape and the buildup along the pipes has been removed.

Neighborhood BBQ: The Board would like to thank those who attended the Fall BBQ in October. We enjoyed meeting new neighbors, rekindling relationships with old friends, eating great food, jumping in the jumping castle, and relaxing with good music. Also, we appreciate the residents for bringing potluck items and the Board members who helped make the event possible by shopping for the food, setting up tables and chairs, and barbecuing some great burgers and hotdogs.

Capital Improvements: As mentioned in the last newsletter, the Board is actively researching the process for resurfacing the streets in Countryside Valley. The Board received three bids from local paving companies and listened to representatives from each explaining how they would approach the job. While the Board has not reached a final decision, it has discussed the options. The goal is to have the roads completed by the spring of 2016. The Board encourages homeowners to attend the monthly meetings for more information and to ask questions about the proposed work.

In addition to road improvements, the Board is expanding its capital improvement plan to include:

- **Purchasing additional cameras** at the front gate area to monitor vehicles and individuals who damage the gate
- Purchasing a new, **updated key pad** for the gate system, as the current key pad is outdated
- **Painting all wrought iron fencing** surrounding the neighborhood (entrance area, end of Twain, and all drainage areas)
- **Adding new asphalt to the five drainage areas**
- **Installing barriers** to keep impatient drivers from using the wrong gate to enter or exit the neighborhood.

Christmas Light Rewards: Once again, the Board would like to reward those residents who go above and beyond in making the neighborhood look especially festive for the holidays. Prizes include \$100 for first place, \$75 for second place, and \$50 for third place. The date for judging will be posted on the mailboxes soon.

Patience is a Virtue: Please, ***BE PATIENT*** when entering and exiting the neighborhood and do not cross the center of the road to use the opposite side. There may just be a child or someone walking his or her dog who may be put in danger.

Vandalism: Several residents have let the Board know that their **vehicles have been broken into while parked in their own driveways**. Some were locked, while some were unlocked. So, take the necessary precautions to protect your property and prevent others from gaining control of your garage remote or expensive personal belongings.

Little Reminders: As residents in Countryside Valley, we also need to remember:

- **Waste Management** trash-pick up is Monday and Thursday. Recycling is on Tuesday.
- **Pay monthly dues** (remember that the Community Center has a separate monthly dues).
- **Be responsible pet owners** in respect to barking and cleaning up after them.
- **Drive 15 MPH** through the neighborhood. Remember, school is back in session.
- Remind kids **not to touch the gate**, as it costs the association \$100 each time the motor is reset.
- Receive permission from the Board for all **architectural improvements** to the exterior of the home.
- **Pay monthly dues** by the first of each month.
- Attend monthly meetings on the **first Monday of the month** at CCC on Bald Eagle at 7:00 p.m.

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, December 7, at 7:00 p.m. at the Countryside Community Center on Bald Eagle.**

If you have any questions or concerns, feel free to leave a message for the board at 292-5454, or email at info@countrysidevalleyhoa.com, or by letter at P.O. Box 89788 Tucson, AZ 85752.

Respectfully,

Todd Autenreith - CVHOA Board of Directors

• *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.
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

