

H A P P Y
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**Martin
Luther
King
Day**



January 2016

The Prez says, ***“Cheers! Here is hoping that we all have a safe and successful year in 2016.”*** On behalf of the Countryside Valley HOA Board of Directors, **I would like to wish you and your family a Very Happy New Year and Peaceful Martin Luther King Day.** 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.

“North(west) Pole”: The Board would like to thank those who made the effort to help make the neighborhood look festive during the Holiday Season. Driving and walking through the neighborhood at night the past several weeks was truly a thing of beauty. It is always sad to see the lights come down.

Roads Update: The Board is now in the process of completing an application for a loan through Mutual of Omaha Bank to help pay for the resurfacing of our streets within Countryside Valley. Currently, the association has \$170,000 in the bank. The estimated cost of roadwork, a new keypad system for the front gate, cameras at the entrance and painting the wrought iron around the neighborhood is approximately \$200,000. We have qualified for a loan of \$89,000. However, there are requirements that the association must meet.

The Board is optimistic about qualifying for the loan. The only area that may disqualify us is the number of homeowners who are delinquent in dues. Therefore, it is essential that we are all current in our monthly dues of \$31. The Board voted to offer a one-month discount to any homeowner who is current in their dues and pay for the entire year by January 31, 2016. So, the total amount would be \$341 for the year, a savings of \$31. Please consider this option with respect to dues. Any late fees assessed to a property are considered part of the dues.

The Board encourages all homeowners to attend the monthly meetings on the first Monday of each month at the Countryside Community Center on Bald Eagle at 7:00 p.m. to learn more about the decisions regarding future road resurfacing.

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.**

Homeowner Responsibilities: Remember that, as homeowners, we are responsible for all maintenance and repair to our homes and properties, not the tenants. Tenants need to be informed by the homeowner of the community expectations. Areas include:

- **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.**

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.

Its Bark is Bigger... : The Board has received several complaints about barking dogs after dark. It is common courtesy to ensure our pets do not become a nuisance to our neighbors. Therefore, if you have a dog, please take the time to address the barking after dark. There is a section in the Countryside Valley CC&Rs, Section 2.03, that states, **“No animal shall be allowed to become a nuisance. The Board may determine, in its sole and absolute discretion, whether a particular animal is a ... nuisance.”**

Patience is a Virtue: Once again 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 that 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.

Debt of Gratitude: We must be reminded that all of our business affairs are done by a voluntary Board of Directors rather than a management company that charges a great deal of money to do the same job. I would like us to thank those on the Board who volunteer their time and talents to serve their community. Therefore, let us recognize **Leo Race** (treasurer), **Andy Woodward** (secretary), **Beau Wilcox** (vice-president), and **Karin Phillips** (member-at-large) for their willingness to give of themselves to help make our neighborhood a great place to live. They have served for many years and we are indebted to their service.

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, February 1, 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.

The CVHOA Board of Directors