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## July 2016

The Prez says, ***"Happy 240<sup>th</sup> Birthday to the good ol' U.S. of A.!"*** On behalf of the Countryside Valley HOA Board of Directors, **I would like to wish you and your family a very Happy Fourth of July and belated Happy Father's 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.

**End of the Road:** Well, as mentioned in the May newsletter, we are almost at the end of our very long wait to have our roads resurfaced. The Countryside Valley HOA has received a loan from Mutual of Omaha Bank for an amount of \$85,000. This, in addition to the \$180,000 currently in the bank, will allow the construction to begin shortly. Bates Paving and Sealing has scheduled the work for:

- **Monday, August 8 - Thursday, August 11 and**
- **Monday, August 15 - Thursday, August 18.**

***Unfortunately, this is also the same time school starts again for our kids. Therefore, it will require all of us to be flexible and be good time managers to allow the students to get to school on time.***

While some details still need to be finalized, the following is a list of things to know:

- The neighborhood will be divided into two sections, each one taking 4 days to complete.
- The roads will be completely pulverized and repaved.
- Three of the five drainage areas will be resurfaced to ensure good water flow. Two are in good shape and will wait until the roads are sealed in 6-8 months to be resealed. This saves money.
- New speed bumps will be installed. They will be uniform as opposed to the variety currently on the streets in the neighborhood. Each will be the 4' width version.
- All speed bumps, no parking areas, the pedestrian crossing at the gate, and addresses along the curbs will be repainted.
- All sewer and other utility access areas in the street will be raised to be flush with the new street level.
- The roads will need to be sealed in 8-12 months from the completion of the resurfacing.

There is more information to communicate as it becomes available. Therefore, the Board will dedicate its August 1 monthly meeting at 7:00 to answer questions, address comments, and clarify concerns about the road project. The representative from Bates, Mr. Joe White, will be on hand to address these questions.

One of the most common concerns is access to our homes when our section of the neighborhood is being resurfaced. We will be very limited in our access to our homes using vehicles during the four days (Monday thru Thursday) of construction. The Board will encourage those residents to park on the streets in the part of the neighborhood that is not being resurfaced or on Lessing Ln. outside the gate. The Board will contact the adjacent neighborhood HOAs to ask for permission to use their streets as well. The gate at the end of Twain Street will be opened during the duration of the construction.

Also, the Board will respect those who have difficulty walking any extended distance and try to provide transportation from their vehicle to their home. The Board understands that this immense project will ultimately cause an inconvenience for all residents, especially those with physical limitations. However, it is vital that we all respect the directions given by Bates with respect to access with vehicles. The last thing we need is a vehicle driving over a newly laid asphalt surface and causing damage to the street.

**New Gate System:** In addition to the roads, the Board has approved updating the gate system with a new keypad, sensors, and motors. In addition, new loop sensors will need to be placed in the road due to pulverizing the old asphalt. In all, the new system and new loops will cost \$12,900. The Board continues to remind drivers to be patient when entering and exiting the neighborhood to avoid damaging the gates. Children should not play on or around the gates as a matter of safety. If you have children, please remind them that the gate is not a place to play, as it is a safety concern of the Board. By the way, our remotes will still work with the new gate system.

**Candid Camera:** Related to the gate issues, the Board is still looking into installing a new camera system at the entrance of the neighborhood to identify vehicles or individuals that may cause damage to the gate. Hopefully, we will be able to hold individuals accountable for the cost of repairing the gate when damaged.

**Wrought Iron Fence:** Our fences and gates were recently painted with a high quality paint using an electrostatic process. While the color may be up for debate, it was a job well done and the paint should last for a long time.

**Neighborhood Walk:** Recently, the Board did a neighborhood walk around the neighborhood to assess the current condition of the community. Homes and properties were evaluated for: weeds, dead/overgrown vegetation, general debris in the yard, driveway, and curb area, stucco/wood that needs repair or repainting, garbage and recycling bins in need of being placed behind the gate or in the garage, window coverings in need of replacement, hoses needing to be hung up, gates in need of repair, and cracked walls.

Most residents received a letter with a list of CC&R violations and deadlines to address those concerns. The Board will do a follow-up walk around the neighborhood to assess the action taken. If the violations are still present, homeowners will be invited to a hearing to discuss possible fines to the property.

As we continue to make many positive improvements to the neighborhood, it is important that each one of us take the time to maintain our homes and properties to a high standard. It should be noted that the representative from Bates commented about the decorative rocks that make their way onto the street. This causes damage to the surface of the street. Please take the time to replace the rock back into the front yard on a regular basis. Thank you.

**Parking:** Most residents make an outstanding effort to park all of their vehicles in their garage and driveway. This is, and unfortunately, will always be an issue for some. Please avoid possible fines or even towing by ensuring that vehicles are not parked on the street.

Well, there it is. At the end of the day, this is a great neighborhood in which to live. We have a great local school district, close proximity to shopping and I-10, and friendly neighbors all around us. FYI - The July Board meeting will be cancelled due to the 4<sup>th</sup> of July holiday. The next meeting will be August 1 at 7:00 pm.

Respectfully,

Todd Autenreith  
President - Countryside Valley HOA Board of Directors