



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



January/February 2018

The Prez says, *“So long 2017, welcome 2018.”* On behalf of the Countryside Valley HOA Board of Directors, **I would like to wish you and your family a very Happy New Year.** 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.

Save Some \$: The Board voted and approved the savings of one month in dues, \$31, to those who choose to pay their dues for the entire year of 2018. So, if our dues are at a zero balance and we choose to pay for the entire year, we would pay \$341 rather than \$372. This offer is good through January 31, 2018. If you have any questions, please contact the Board.

Winter Wonderland: Although Tucson did not even come close to a white Christmas this year, many of our neighbors made sure our neighborhood looked bright and festive. The Board would like to extend a heartfelt thank you to everyone who took the time to make driving and walking through Countryside Valley at night a special experience. Our judges this year had a very difficult time narrowing the number to three, but they did and those residents received a token of our appreciation.

Looking Back: 2017 was a busy year in Countryside Valley. During the year:

- Our newly paved streets were sealed
- Streets began being professionally swept on the second Friday of every even month
- Our weathered entrance sign was replaced by a great looking new metal one
- Short walls were installed at the entrance to keep rocks off the sidewalk and streets in addition to improving the look of the entrance
- New lights were installed along the sidewalk at the entrance
- The common area on the north side of the entrance was professionally landscaped
- A new stop sign was installed replacing the faded one on Lessing Ct.
- Solar lights were placed at the mailboxes on Lessing Ln. and Fitzgerald Ln. for safety reasons
- A new contract was negotiated with Waste Mgt. for the lowest trash/recycling rates available in town
- New water valves were installed on Lessing Ln, Lessing Ct, and Ferber Ct.
- A new Board member was elected to the Board
- A neighborhood BBQ party was held in October
- The Board began considering paint schemes for exteriors of homes

Looking Forward: As we head into a new year, the Board has a few long-term goals to achieve. They include:

- Approving paint schemes for homeowners to choose from when painting the exterior of their homes (All exterior changes must be submitted and approved by the Board, including paint)
- Identifying those homes in need of paint for stucco, fascia, and gates
- Identifying back yards and backs of homes that are in need of repair and clean-up
- Continuing to hold homeowners accountable to the high standards of the CVHOA CC&Rs
- Managing all of the affairs of the association by five volunteer Board members and no management co.

Neighborhood Walks: The main way the Board identifies issues in the neighborhood is by taking the time to walk each street. The Board plans to schedule dates in 2018 and inform residents prior to the walks. This way, we can all do a quick look at our homes and properties, and address any areas of concern. Those dates will be shared in the next newsletter in March.

Gate News: Due to numerous hits to the entrance gate, the Board instructed Alltech to increase the amount of time it remains open for incoming vehicles. While this may allow more than one vehicle at a time to enter, there have been no instances of damage since that decision was made. We should be reminded to be patient in entering and exiting the gate area to avoid any collisions or pedestrians being hit. **If you would like to purchase a remote for the gate, call Alltech Gate Systems at 747-4441.**

15 MPH: This is a reminder for drivers of cars, trucks, motorcycles, mini-bikes, and ATV's that the speed limit on the streets in Countryside Valley is 15 MPH. This is to ensure the safety of both pedestrians and drivers alike. So, please, let us take our time making our way through the neighborhood.

Trash Talk: The Board understands that the roads last longer with fewer large vehicles driving on them. The Board negotiated a contract with **Waste Management** that now offers the **lowest rates** available. We can purchase one or two trash pick-ups per week with one recycling. Contact Jessica Uy at WM for information.

Jessica Uy

HOA Account Manager

Cell 520 982 1945

JUY@wm.com

HOA Support Desk

FCHOA@wm.com

Rentals: Some people rent out their homes to families for extended periods of time while others may rent a room for short periods of time. Either way, **homeowners are responsible for the actions of their tenants. This includes CC&R violations such as parking and yard maintenance.**

New Year's Resolutions for 2018:

- Pay our monthly \$31 dues by the first of the month (separate from the Community Center dues of \$40)
- **Maintain our yards and driveways** by sweeping, raking, blowing, and trimming on a regular basis
- **Remove dead trees** and other vegetation
- Maintain our homes by making sure the **stucco and fascia** is in good condition with uniform paint
- Make sure our **gates are not broken** or damaged
- Place our garbage and recycling bins behind our gates or in the garage on non-pickup days. **Hiding bins behind a pillar is not acceptable.**
- Ensure our window coverings are **actual window coverings** in good shape
- **Replace decorative rock** back into our yards to avoid damaging our newly paved streets
- **Drive 15 mph** to ensure the safety of our walkers and bike riders
- Maintain our back yards so that our **neighbors can enjoy the view** from their back yard
- Get any outside **architectural changes approved** by the Board before the work is started
- **Park in our garages and driveways. Parking on the streets and in yards is prohibited.**

So, there it is. The neighborhood looks great! Countryside Valley is a wonderful neighborhood in which to live, raise kids, and entertain friends and family. Now, it is our turn to keep it that way by taking pride in our homes and properties to attract potential buyers and feel good when we return home each day.

Respectfully,

Todd Autenreith

Todd Autenreith

President - Countryside Valley HOA