



Countryside Valley Homeowners' Association
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The Prez says, *"This year's monsoon is all washed up."* On behalf of the Countryside Valley HOA Board of Directors, I would like to wish you and your family a happy belated Labor Day as well as a safe and fun Halloween. 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. Let us know you are here so we can say hello.

It Time for a BBQ! The Board will once again be hosting the annual Autumn BBQ this year. It will be held on **Sunday, October 28, from 4:30-7:30 pm.** The Board will provide hamburgers and hotdogs, soda and water, condiments, plastic utensils, plates, napkins, tables and chairs, and a Halloween themed jumping castle for the kiddos. We will also have Karaoke for our resident American idols. Residents on the following streets should bring: (bring a comfy chair if you wish)

- **Lessing Ln. - Side dish**
- **Lessing Ct. and Ferber Ct. - Dessert item**
- **Fitzgerald and Twain St. - Salad (green leafy, potato, macaroni, or fruit)**

This is a great opportunity to meet your neighbors, enjoy good food, and have a little fun. See you there.

Trees and Palms: Recently, the Board hired a tree company to cut back the vegetation behind the homes along the Hardy Wash. A narrow path was created that removed unwanted trees, bushes, and weeds growing into homeowner yards. Also the project helped reduce damage to walls by roots. In addition, the crew cut back the two Ironwood trees at the entrance in addition to trimming all vegetation in both common areas. Now, the Board is taking a closer look at trees growing in front and back yards.

It is easy to see several dead trees on properties in Countryside Valley that need to be removed. In addition, many palm trees are in need of removing dead fronds. So, letters will soon be sent to homeowners stating the need to the removal of dead trees and/or trimming of large palm trees. If you need the services of a good tree company, the Board can recommend **Michael Calmelat. He can be reached at 520-256-5940.**

Street Sweeping: The next scheduled sweep is **Friday, October 11.** Please help by keeping cars and trash receptacles off the street. Thank you.

Parking: This is a gentle reminder that there is a **"No Parking on the Streets"** policy in Countryside Valley. Most residents do a great job of parking in their garage and/or driveway everyday. However, there are a few residents who choose to park on the street on a regular basis. So, please park all vehicles in the garage or driveway 24/7. FYI - vehicles must also be parked on the original driveway, not brick extensions of driveways.

Trash Talk: 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 WM for information or if you have concerns about your current bill. **The customer service number is: 800-288-9666.** Be sure to reference yourself as a resident of Countryside Valley in Tucson.

Lots-a-Weeds: It is that time of year again to **remove the unsightly weeds ASAP.** Thank you.

Gate Keepers: Well, despite our efforts, drivers still find ways to damage our gates. So, please, be patient and careful when entering and exiting the neighborhood. It costs all homeowners to repair the gate when it is damaged. **If you would like to purchase a remote for the gate, call Alltech Gate Systems at 747-4441.** Also, if you plan a yard sale, contact the Board at least 3 days prior to have the gates opened.

Email: The Board is asking that all homeowners and renting residents provide their email address to help in faster communication. We can pass along our email address at: info@countysidevalleyhoa.com

Unightly Back Yards: When addressing issues in the neighborhood, the Board has observed many back yards that are unsightly. Items include: rotting wood on porches, torn screens, wood fascia in desperate need of sanding and paint, tall weeds, trash, and dog feces. Therefore, we all need to take time to assess the current condition of our back yards, especially the condition of our back porches, as they are visible to neighbors.

CC&R Policy Reminder: The Board will provide regular policy reminders in future newsletters.

Section 2.04. Trash Containers. No garbage or trash shall be placed or kept on any property within the Subdivision, except in covered containers of a type, size, and style that have been installed by the Developer or approved by the Board. All rubbish, trash or garbage shall be removed from the Lots and shall not be allowed to accumulate thereon. No incinerators shall be allowed.

Policy: All trash and recycling receptacles will be stored out of sight from the street on non-pickup days. These areas of storage shall include in the garage or behind the gate leading to the back yard.

Just a reminder for us all:

- Pay monthly \$31 dues by the first of the month (separate from the Community Center dues of \$42)
- **Maintain yards and driveways** by sweeping, raking, blowing, and trimming on a regular basis
- **Remove dead trees** and other vegetation
- Maintain homes by making sure the **stucco and fascia** is in good condition with uniform paint
- Make sure **gates are not broken** or damaged
- Place garbage and recycling bins behind gates or in the garage on non-pickup days. **Hiding bins behind a pillar is not acceptable.**
- Ensure window coverings are **actual window coverings** in good shape
- **Replace decorative rock** back into yards to avoid damaging newly paved streets
- **Drive 15 mph** to ensure the safety of walkers and bike riders
- Maintain back yards so that **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 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.

We encourage residents to attend our monthly meetings at the Countryside Community Center on Bald Eagle on the first Monday of each month. Meetings begin at 7:00 p.m.

Respectfully,

Todd Autenreith

Todd Autenreith - President Countryside Valley HOA