



**Countryside Valley Homeowners' Association**

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**September 2015**

The Prez says, *"We appreciate the hard work done by Americans each day on this Labor Day."* On behalf of the Countryside Valley HOA Board of Directors, **I would also like to wish you and your family a happy Labor Day weekend and a safe return to school for our children.** 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:** In January, the Board walked the neighborhood to identify areas in need of improvement related to the standards set forth in the community's CC&Rs. The Board sent homeowners letters listing any violations in need of addressing. Now that the deadline has come and gone, the Board is now re-evaluating the neighborhood to assess those who did and did not make the necessary improvements. Hearings will be scheduled with those homeowners who did not meet the deadline to determine if a fine will be assessed to the property and if so, how much.

**Capital Improvements:** As you may know, 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 will address those who attend the Fall BBQ on Sunday, October 4, and encourage 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- Purchasing a new, **updated key pad** for the gate system, as the current key pad is outdated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

The cost to do these capital improvements will not be cheap. The Board is still in the process of obtaining a loan to pay for about half of the cost. Again, no decisions have been made and we encourage homeowners to give their feedback. The Board is committed to making improvements that are long overdue. These improvements should last a long time into the future, and will positively affect property values.

**Fall BBQ:** It is high time for a neighborhood get-together to meet new neighbors, get some information, vote for Board members, and just enjoy good food and fellowship. The Board will provide the meat, water, soda, condiments, cutlery, napkins, and a jumping castle. Residents from the following streets are encouraged to bring:

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

**So, plan to attend the BBQ on Sunday, October 4, from 4:00-7:00 p.m.**

**Patience is a Virtue:** As you may have noticed, our gate at the entrance of the neighborhood has been the victim of many impatient drivers lately. On one occasion, the entire entrance gate had to be replaced at a cost of \$1,300, and, more recently, the same gate needed to be rebuilt at a cost of \$500. Even today, a vehicle hit the outgoing gate leaving a black mark and bending a support bar. **Sadly, most of these events are due to drivers trying to save a couple of seconds in driving time.** Therefore, the Board is committed to purchasing additional cameras to help hold those causing the damage criminally and financially responsible. 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 their dog that may be in put in danger.

**Back Yards:** The Board wants to continue to remind homeowners of the importance of maintaining the back yards of our homes. Many porches are unsightly and falling apart, trees are growing into neighbor's yards, weeds are high, trash is piling up, old sheds are an eyesore. So, please **take the time to assess your property** and consider the view your neighbor has when they try to enjoy the sunrise or sunset. It does not take much time and effort to really improve the visibility of our homes and property.

**Parking:** The policy in Countryside Valley is, **"No Parking on the Streets."** This policy is in place to improve the appearance of the neighborhood, allow kids to play and ride bikes in a safe environment, and provide easier access for service providers such as Waste Management vehicles and delivery trucks. We all have 4 places to park vehicles on our property: two in the garage and two in the driveway. If we find we cannot manage to park without using the street, then we need to be prepared to face a possible fine for doing so. Also, parking in the yard and storing trailers, boats, and campers is prohibited.

**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. Please make sure **all containers are placed in the garage or back yard on non pick-up days.**
- Stay on top of **overgrown vegetation and weeds.**
- Sweep/replace rocks from the street back into the yards.
- **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 Alltech resets the motor.
- Receive permission from the Board for all **architectural improvements** to the exterior of the home.
- 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, October 5, 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](mailto: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](mailto: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