



Countryside Valley Homeowners' Association

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**HAPPY
MOTHER'S
DAY!**

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The Prez says, *"OMG, is it the end of another school year already!"* On behalf of the Countryside Valley HOA Board of Directors, **I would like to wish you and your family a belated Happy Cinco de Mayo and very special Happy Mother's Day to all of our blessed moms out there.** 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.

Fury Roads: Well, we are nearing the end our very long wait to have our road resurfaced. The Countryside Valley HOA has been approved for a loan from Mutual of Omaha Bank for an amount of \$85,000. This, in addition to the \$179,000 currently in the bank, will allow the construction to begin shortly. Board members met with a representative from Bates Paving and Sealing on Saturday, May 7, to discuss the plans for the project. While many details still need to be finalized, the following is a list of things to know:

- The project will take place sometime at the end of June or in July.
- 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 will save 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.

There is more information to communicate as it becomes available. Therefore, the Board will dedicate its June 6 monthly meeting 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. 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.

So, the Board will send out another letter as the project date approaches and we encourage you to attend the meeting on June 6 at 7:00 p.m. at the Countryside Community Center for more information.

In Other News:

New Gate System: In addition to the roads, the Board is looking into updating the gate system with a new keypad, sensors, and motors. This is also an expensive endeavor, but in the long run, it should save money as it will require less maintenance.

Candid Camera: Related to the gate issues, the Board is also 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. Also, children have been observed playing on and around the gate, opening it with the keypad and riding bikes in and out of the gate area. 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.

Wrought(en) Iron Fence: Our neighborhood is surrounded by wrought iron fences for security purposes. The paint is faded and chipping away, being replaced by rust. The Board found an individual who uses an electrostatic method of applying paint to wrought iron at a cost of \$3,000, which includes all of the fencing and gate. The Board approved of the work to be done.

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, 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
- Cracked walls

Enclosed with this newsletter is the evaluation form used during the walk if the Board found any concerns related to the CC&Rs. If not, there will not be an additional letter. Most residents received a letter.

As we prepare 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. Home sales are up, and our property values will only rise if prospective homebuyers are impressed with the condition of the neighborhood. 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 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. The Board encourages all to attend the monthly meetings the first Monday of each month at the CCC at 7:00 p.m.

Todd Autenreith
President - Countryside Valley HOA Board of Directors