



Countryside Valley Homeowners Association
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May/June 2022

The Prez says, ***“We wish all the moms a very Happy Mother’s Day and remember those who proudly served our country on Memorial 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. Let us know you are here so we can say hello and **present you with a housewarming gift.**

All on Board: We are happy to announce that Countryside Valley HOA now has 5 Board members, which was our goal! **We would like to introduce our newest member of the board, Melissa Mitchell.** Melissa will be serving as the association’s secretary, reading all emails, listening to all voicemails, and preparing the minutes for the monthly Board meetings. She joins **Ramie Fisher**, treasurer, **Judith Johns**, landlord liaison, **Michael Durazo**, member-at-large, and me on the Board. Everyone on the Board volunteers their time and talents, and we do not hire a management company to handle the business affairs of the association. However, we do pay **Leo Race** to do the bookkeeping. He served as treasurer for many years before moving to New York.

Landlord Responsibilities: A couple months ago, all homeowners who rent out their homes were sent a packet of information regarding responsibilities as landlords. Included was an information form to provide the Board with names and contact information for the owners, tenants, and management companies (if applicable). Judith Johns is the Board member gathering that information for communication purposes. **If you are a landlord, please provide that information** to avoid any possible fines.

Gate Keepers: As you were probably aware, our gate keypad and concrete island took a hit several weeks ago. That is why the gates were held open until the damage could be repaired by Alltech. In addition to the front gate repairs, the back gate on Twain St. needed welding work to repair a broken lock latch. **Everything is now in working order.** If you need your gate code or desire a gate remote, call Alltech at 520-744-4441.

Looming Deadline: On March 13, Board members did their annual neighborhood walk to assess the current condition of homes and properties. Every homeowner received a letter with the results of that walk. **A deadline of May 15** was set for things such as **broken gates, tree stumps, worn/damaged stucco, worn wood fascia, broken/missing roof tile, and oil stains.** **Please avoid any further Board action by meeting the May 15 deadline.**

Updated Website: **The Board approved a brand-new website for Countryside Valley.** While the old website provided important information, we felt a new website was needed. One of our residents, Mr. Jack Paddock, is currently building the website with input from the Board. As soon as the website is ready to be accessed, everyone will be informed. Thanks to Jack for his continued efforts to making this wish a reality.

Gone Green: Newsletters for homeowners are now sent by email. Copies will be posted on the mailboxes.

Entrance Lights: The Board tries to get in the holiday spirit each year by putting lights on the fence at the entrance of the neighborhood. After taking down the lights this year, **the Board decided to purchase and install long-term lights** that can have the colors changed with a remote. They seem to provide an inviting look when coming home at night.

Street Sweeping: Our streets are professionally swept the 2nd Friday of every other month. The next scheduled sweep is **Friday, June 10**. Please help by keeping cars and trash receptacles off the street. Thank you.

CC&R Reminders: In the next several newsletters, the Board would like to remind everyone about some CC&R and Rules of which residents may not be aware. Two of them include:

Section 2.04 Trash Containers. Rule 4: All trash and recycling containers must be placed out of sight from the street on non-pickup days. Acceptable places for storage include the garage or behind the gate leading to the back yard.

Section 2.06. Vehicles. Rule 5: Vehicles shall only be parked in the garage or original driveway of each home. Vehicles are not permitted to be parked on the street or anywhere in the yard. No outside storage or parking of recreational vehicles, boats, or trailers is permitted.

Monthly Meetings: Monthly Board meetings are held at the Countryside Community Center on Bald Eagle on the **first Monday of each month at 7:00 p.m. Mask wearing is optional at the meetings.**

Gate Keepers: If you wish to have the gates opened for a garage sale or open house, contact the Board at least 3 business days prior to the event. Also, if you want to receive a gate remote, call **Alltech at 747-4441**.

Palm Trees: Palm trees are expected to be trimmed on a regular basis. This helps to reduce the number of fronds that fall on windy days and improves the overall look of the neighborhood. Owners with palm trees, **Michael Calmelat** is a good person to call at **520-256-5940**. Michael is not an employee of Countryside Valley.

Exterior Changes: Remember that **any plans to change the exterior of homes must first get written approval from the Board**. This includes but is not limited to exterior paint (color options found in the Dunn Edwards Color Ark for CV), solar panels, sheds, roof replacement, new windows, gates, new vegetation, additions to block walls, and decorative rock. Removal of vegetation does not require Board approval.

*Solar panels are allowed in Countryside Valley if they are placed on the existing tile. If they cannot be, contact the Board to discuss installation options before the panels are installed.

Road Safety: We need to remember to **enter and exit our neighborhood slowly and safely**. That includes **cars, trucks, motorcycles, and quads**. We have lots of kids and dog walkers to watch out for. Also, be careful on Lessing Lane outside the gate. There are lots of parked cars and trailers to maneuver around. It's usually best for those needing to go around a parked vehicle to yield to oncoming traffic.

Neighborhood Trivia: Congratulations to **Chad** on Fitzgerald for responding to the question, "How many homes are there in Countryside Valley?" The answer is 123. This month's trivia question is, "**What builder built the homes in Countryside Valley?**" Email the correct answer and you will be qualified to win a **Lowe's gift card**.

Again, **thank you for all you do to help keep Countryside Valley a place we are proud to call home.**

Respectfully,

Todd Autenreith - President CVHOA