



Countryside Valley Homeowner Association
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The Prez says, on behalf of the Countryside Valley Homeowner Association Board of Directors, ***“We wish you and your family a continued safe summer and fantastic Fourth of July.”*** 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.**

Brand New Website: The Board is happy to announce the creation of our brand-new website designed by one of our own residents, Mr. Jack Paddock, of **Heart and Soul Web Design**. It is colorful, up-to-date, and even includes a drone neighborhood tour. While there may still be a few things to tweak, it really helps those who want to know more about Countryside Valley an opportunity to do so quickly and easily. **Check it out at cvhoa.net.**

Deadline Expired: A second deadline of **June 26** was set to address items observed by the Board during its annual neighborhood walk in March. Areas of concern included, but were not limited to: **worn wood fascia, broken gates, broken/missing roof tile, damaged/worn stucco, oil stains, damaged window coverings, palm trees in need of trimming, and removal of dead vegetation.** The Board will do a follow-up walk to assess whether those issues were addressed. If they were not, hearings may be scheduled to meet with homeowners. Please make sure all items listed on the original neighborhood walk letter have been addressed. Thanks.

Roll-Away Dumpster: The Board experimented with the delivery of a Waste Management roll-away dumpster over the Memorial Day weekend. **It seemed to be a big success.** It filled up quickly and most were very respectful by not piling items above the top of the dumpster or leaving items on the ground. Feel free to share your opinion with the Board as we will consider doing it again in the future. Great job!

Gate Keepers: In working with Alltech Gate Systems, it was apparent that a couple of gate codes were being used by many people daily. So, we went through the gate code list and found it was overdue in being updated. **The Board now has a current list of lot numbers and the codes that have been allocated to them.** If you find the code you have used in the past no longer works, please contact the Board and we will let you know what the code is for your lot. Also, Alltech can be contacted for the purchase of a remote at **520-747-4441**.

Open Sesame: In the event the gate needs to be held open for a yard sale or open house, contact the Board at least **3 days prior to the event** and we can make that happen.

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

Landlord Responsibilities: 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.

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, August 12**. 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: As school gets set to begin again in August, 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 who share our streets. Also, be careful on Lessing Lane outside the gate.

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