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May / June 2023

The Prez says, on behalf of the Countryside Valley Homeowner Association Board of Directors, ***“Summer already?”*** 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.**

**Patience is a Virtue:** As you may have noticed, our entry gate was severely damaged and out of commission for a few weeks. This happened as an impatient driver decided to save a couple of seconds and exit through the entry portion of the gated area. Unfortunately, the gate began to close, and the vehicle hit the gate, hard. It had to be **completely rebuilt at a cost of \$2,985.00.** Over the past 5 years, the Countryside Valley HOA has paid **\$10,225 for service, repairs, and rebuilds.** In addition, the association has paid **\$6,870 in regular monthly maintenance** to Alltech Gate Systems (approximately \$100 per month).

Sadly, this happens a lot. Drivers entering the neighborhood often swerve and speed through an open exit gate while, like the one that hit the gate, speed and swerve out an open entry gate. This has not only caused much damage over the years, but it is also a safety issue for people walking dogs, kids playing in the street, and folks just going for a healthy walk. Word of advice, **“We all get there at the same time.” PLEASE, ALWAYS USE THE APPROPRIATE GATE FOR ENTERING OR EXITING.** It is not worth the \$ to fix the gate or more importantly, putting people’s safety at risk. Thank you for your attention to this matter.

**Out of Date Dishes:** At one time, satellite dishes were banned re the neighborhood CC&Rs. The state made that HOA regulation illegal, as it violated the “monopoly” law in favor of cable companies. However, as technology changes, so, too, does the way we receive our television service. With that, the Board asks that **if a satellite dish is mounted to the home and is no longer used, perhaps remove it as it is an unsightly object on our homes. This is not a mandate, rather an observation and suggestion.** Thanks for considering it.

**Annual Neighborhood Walk:** As you know, members of the Board walked the neighborhood to assess the current condition of homes and properties on the weekend of March 25. Letters were sent to every homeowner to share its assessment, whether there were areas to address or not. Deadlines were included in which to make the necessary improvements. **The focus included, but was not limited to:**

- **Home:** broken roof tile, stucco in need of repair and/or paint, wood fascia in need of paint/repair, window coverings in need of replacement, gates in need of repair, stain, or replacement
- **Property:** weeds, dead vegetation or overgrown vegetation in need of removal, messy yards, palm trees in need of trimming, oil stains on driveways, broken lights, hose in yard, stumps
- **Miscellaneous:** garbage/recycling containers stored in view of the street, rocks and/or dirt in the street, parking on the street

**The next deadline is May 31** for items identified in the letter including **gates, stucco, walls, fascia, roof tile, and trimming of palm trees**. Please make every effort to meet that deadline if your letter indicated such.

**Parking:** As a reminder, there is a **“no parking on the street”** rule in Countryside Valley. This includes all residents and regular visitors. Again, we all need to utilize the garage and driveway to park all vehicles.

**Dues:** Another reminder – **Monthly dues are \$31**, due at the beginning of each month.

**New Website:** If you have not yet seen our new website, you should. Check it out at **cvhoa.net**.

**Tables and Chairs:** As a reminder, **the association has 6 tables and 24 chairs** kept in the shed at the entrance of the neighborhood which were purchased for resident use. So, if you are having a gathering and could use some extra seats and tables, let us know.

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

**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 working days prior to the event** and we can make that happen. Also, Alltech can be contacted for the purchase of a remote at **520-747-4441**.

**Street Sweeping:** Our streets are professionally swept the 2<sup>nd</sup> Friday of every even month. The next scheduled sweep is **Friday, June 9**. Please help by keeping cars and trash receptacles off the street. Thank you.

**Section 3.06. Architectural Control:** Any owner who wants to install, build or erect a building, fence, wall, or other structure, or make any exterior addition to, or change in, or alteration of a home or the exterior color scheme or roof, or any excavation or construction or alteration which in any way alters the exterior appearance of any improvement on a Lot, including, but not limited to, rocks, stones, hedges, or pavers, **must submit plans and have the prior written approval of the Board of Directors. Owners are required to use approved paint colors when painting the exterior of the home, including stucco, bump-outs, and wood fascia. The colors can be located on the Dunn Edwards Color Ark for Countryside Valley HOA – Tucson.**

**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.** The next meetings will be on **Monday, May 1 and Monday, June 5.**

**Road Safety: Please 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. There are several trailers to maneuver around.

**Dog-gone Barking:** Dog owners, please **be sensitive to your neighbors’ right to peace and quiet.** Thank you.

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