

Countryside Village Community Association

P.O. Box 91432 Tucson, AZ 85752 Phone: (520) 744-5321 Fax: 306-2781 Manager@CSVHOA.com

March 2011

Newsletter

1st Quarter

The primary goal of the HOA is to keep our neighborhood looking beautiful, safe and for it to be a pleasant place to live.

Board of Directors

President

Keith Pullen

Vice President

Aaron Collins

Secretary

Rich Maller

Treasurer

Todd Knoch

Director

Aaron Leetch

Director

John Sullivan

Director

Stephen Hamouda

General Manager

Belinda Taylor
(520) 744-5321

ANNUAL MEETING and BBQ

On Saturday, March 12th from 11:30am to 1:00pm, and for a 2nd consecutive year, we had a great turnout at our annual BBQ and association meeting. With perfect near-Spring weather, our community park at Camino de Oeste and Wild Eagle served as the ideal venue, supporting a total of 30 in attendance representing 10 community member households. BBQ-style food and drinks were provided followed by a brief annual meeting. We have a great group of volunteers for the Board this year, and with 3 new faces, all 7 slots are now filled. The shade tent was the biggest win this year (thanks Rich!). We should add another next year.



Community Garage Sale – Saturday April 16th

Mark your calendar for our second annual community spring cleaning garage sale from 8:00am-12:00pm. It's a great way to clean out your closets, garages and make money at the same time. The HOA will advertise on Craigslist and we will put up signs at both entrances. Any additional signs are welcome.

BOARD MEETINGS

We welcome everyone's participation! There are many ways you can play an active role in your community. Your suggestions and ideas are always welcome. Monthly Board meetings are open to all homeowners. We generally meet on the second Monday of every month at 6:00pm. Meetings are held at the **Northwest Fire Dept. Station 38 at 8475 N. Star Grass Drive**. Please feel free to attend.



Mark your calendars. The next Board meetings will be on the following dates:

April 11, 2011

May 16, 2011 (*third Monday in May*)

June 13, 2011

July 11, 2011

TENANT INFORMATION FORM

If you are renting out your home, you are required to provide an up-to-date Tenant Information Form to the HOA. If you haven't taken care of this yet, or if you have new tenants, please fill out the form and return it to the HOA. The form is available on our website on the Rules and Regulations page.

CC&R'S and BY-LAWS

At the time of closing you should have received a copy of both documents. It is important to read these and understand them. At the time of your purchase you signed a document agreeing to abide by the rules and regulations put forth in these documents. If you need an additional copy, they are available through the HOA for a fee of \$5.00. **You can also download them from our new website at www.CSVHOA.com.** If you are planning to rent out your property, you are responsible for providing your tenants with a copy of these documents and you are also responsible for your tenant's compliance.

PARK SECURITY

We have had relatively few problems with vandalism at our two parks over the last year. There has occasionally been some minor graffiti at both parks and some late night noise at the small park on Calatrava. Both parks are closed after dark. If you notice any suspicious activities at either of the parks, please contact the HOA or call the Sheriff Dept. at **88-CRIME (882-7463)**

TRASH CAN STORAGE

Please remember that trash containers are only allowed to be out the night before collection day and must be put away the evening of collection. Trash containers are to be stored out of sight. (CC&R Section 5.3)

NEW WEBSITE

We are excited to introduce our new HOA website. Any suggestions as to what would be helpful to our community would be appreciated. The web address is www.CSVHOA.com. You can use the "Contact us" form on the website to send us your comments or suggestions.

ASSOCIATION DUES

Association dues will continue to be \$125 per quarter in 2011. You will receive a quarterly statement to keep you updated on your account. Payment is due the 1st of each quarter and past due after the 15th. If payment is not received by the 15th of the first month in the quarter (January, April, July, October) it is considered late and a \$15 late fee will be charged. Please make checks payable to CSVHOA. Checks and money orders are the only form of payment accepted. Please mail your payment to CSVHOA, PO Box 91432, Tucson, AZ 85752. You may pay your dues quarterly or annually, however, all dues must be paid in advance. Payment coupons are available on request.

Annual payment discount

This year we offered 10% off your 2011 association assessments for payment in advance. That's a \$50 discount. We had 19 homes take advantage of the discount. We may try to offer a similar discount next year.

NEWSLETTER ADS (per issue)

The purpose of offering ad space in the newsletters and website is to help homeowners promote their business ventures within our community. (This is not an attempt to make money for the HOA.) Help strengthen our community by sharing and utilizing resources close to home. Ads accepted may be limited by space available. All ads contingent on Board approval.

Business Card size or 1/4 page –
No charge to homeowners, \$5 to non-homeowners

1/2 page ad, we print \$10
Full page, you provide the inserts \$10
Full page B&W insert, we provide \$20, Non-homeowners \$30

All ads are black and white (white means the color of the paper.) Full page ads can be in color if you provide the inserts.

Goes out to about 80 homes, including homeowners and renters. Ads must be submitted at least 5 days before newsletter mailing. **Also, see our Community Business List on our website for free business listings.**

CONTACTING THE HOA

For general information please contact the General Manager by email at Manager@CSVHOA.com. Or you may call the HOA message phone at 744-5321. If you have any questions, please feel free to contact the HOA at any time.

YARD OF THE MONTH

Congratulations to the 2011 1st Quarter YARD of the MONTH winners. The following homes have been noted on a continual basis to have well maintained front yards. Take pride in our community and be the next Yard of the Month winner. **Feel free to nominate your own yard or your favorite yard in the neighborhood.**



1st QUARTER 2011 FEATURED HOMES

4739 W. Lindenthal

4733 W. Lindenthal

4714 W. Lindenthal

Here is the criterion to use when suggesting Yards of the Month...

- No weeds.
- No visible clutter in the yard.
- Shrubs and trees properly maintained, trimmed and manicured.
- Variety of colors incorporated in the landscaping design.
- House numbers visible and properly maintained.
- Trash receptacles properly stored out of site.
- Gravel off the sidewalks, curbs and street.
- Street area in front of the residence properly maintained and free of oil stains or spots.
- Driveway properly maintained and free of oil stains or spots.
- House exterior properly maintained in accordance with HOA CC&Rs.
- Overall aura of cleanliness and neatness.

If you have a Yard of the Month suggestion for the next newsletter, please contact Belinda at 744-5321 or at Manager@CSVHOA.com You can also suggest a Yard of the Month through our website at www.CSVHOA.com