

MARCH 2023

Countryside Village

516 E. FT. LOWELL RD. - TUCSON, AZ 85705 - (520)624-1206
BONNIE@ADAMLLC.COM



The primary goal of the Countryside Village Community Association is to keep our neighborhood beautiful, safe and a pleasant place to live. We welcome your suggestions and feedback and look forward to working together to make our neighborhood the best it can be!

Board of Directors

DENNIS KINNEY
PRESIDENT

JILL HAAS-WILLS
TREASURER

MARLENE DANCIL-REGISTER
SECRETARY

RON GREER
DIRECTOR

BONNIE CHARLES
GENERAL MANAGER
ADAM LLC

**THERE ARE THREE BOARD
POSITIONS AVAILABLE.**

It's a jungle out there!

We live in a beautiful neighborhood, One in which pride of ownership is evident in each piece of property. When even one yard is allowed to become overgrown and unsightly, it distracts from the overall appearance of the entire neighborhood, resulting in lower property values for us all. Overgrown yards present multiple health hazards. Tall weeds and out of control grass invite rats and other disease-ridden rodents to take up residence where they would otherwise never think of living. Fines will be assessed for homes found in violation.

Unauthorized Parking

Countryside Village does not allow parking of vehicles in your front or side yard. Any abandoned vehicles that are in non-working condition should be parked inside a garage or removed. Private, commercial, or recreational vehicles larger than 1 ton, or that exceed 84 inches in height or width or 228 inches in length may not be parked on your property or on our common areas or streets. Fines will be assessed for homes found in violation of this policy.

Our Neighborhood

Offers many great things including diversity in age and lifestyle. We have young families with small children, older adults, and young adults who are attending school. The neighbors take pride in their homes and are comfortable looking out for one another and helping when needed. As a neighborhood we have established a few norms that make living here better for everyone.

- Drive the residential speed limit of 15 mph. We find that most neighbors observe this speed limit but many times it's our guests that don't. Please inform your guests that there are small children in the neighborhood.
- Practice courtesy when parking. Do not park in your front or side yard. Please take care not to block driveways, block accessibility ramps, obstruct the sidewalk, or park facing the wrong direction. Neighbors appreciate being able to park in front of their home, so please consider this when you are parking and when having guests over.
- Maintain the exterior of your house. City code addresses some of these issues by requiring weeds to be no more than six inches tall. As neighbors, we would ask that you please maintain your yard in a manner that keeps our neighborhood pleasant looking.
- Please be respectful to all neighbors by keeping loud noise to a minimum, particularly after 10 p.m.

Coyote sightings

There is a family of coyotes that loves to take midnight strolls through our neighborhood. They have stolen items from front porches. Please be vigilant, keep your pets indoors and be safe!



Respect your neighbors

We've received multiple complaints of people driving, playing and walking through other neighbors properties and driveways. Please be respectful.



Monthly Board Meetings

Monthly Board meetings are open to all homeowners. We meet on the second Monday of every month at 6:00pm at the Northwest Fire Department Station 38 on 8475 N. Star Grass Drive.

Except for the Annual Community Meeting/BBQ which is held on a Saturday or Sunday in March or April. Please feel free to attend. Your suggestions and ideas are always welcome.

The next Board meeting dates will be posted on our community portal and in our Facebook group

LINKS

Payments:

<https://owner.topsoft.com/ADAMLLC/Account/Login>

Portal:

<https://portal.topsoft.com/login>

Association Dues

Association dues are **\$90 per quarter**. 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.**

You may pay your dues quarterly or annually, however, all dues must be paid in advance.

Please contact Bonnie at bonnie@adamllc.com with any questions.

CC&R'S & 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 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.

CONTACT INFO

For general information please contact:
Bonnie Charles at
bonnie@adamllc.com.

Or call (520) 624-1206.

If you have any questions, please feel free to contact the HOA at any time.



Join our neighborhood group

Follow our public page: @CountrysideVillageHOA and join our Private Group
www.facebook.com/groups/countrysidevillagehoa

