

Countryside Village Community Association

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

belinda.taymade@gmail.com

September 2010

Newsletter

3rd 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
Vacant

Director
Vacant

Director
Vacant

General Manager
Belinda Taylor

We welcome everyone's participation! There are many ways you can play an active role in your community. Board and committee members are always needed. If you are interested in helping, please call us at 744-5321 or email us at belinda.taymade@gmail.com. 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 Department Station 38 at 8475 N. Star Grass Drive. Please feel free to attend. Your suggestions and ideas are always welcome.

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

October 11, 2010

November 8, 2010

December 13, 2010

January 10, 2011

CONTACTING THE HOA

For general information please contact the General Manager by email at belinda.taymade@gmail.com. Or you may call the HOA message phone at 744-5321.

ASSOCIATION DUES

Association dues are \$125 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.

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.

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 in your garage or in your back yard. CC&R

FINES / VOILATIONS

HOA fines are sometimes a necessary evil in order to help keep our neighborhood an attractive place to live. We want to keep HOA fines to a minimum. We know you can find other things to spend your hard earned money on other than fines. The most common violations are weeds and trash can storage, but can also include making unapproved changes to your home, excessive noise, parking, or a number of other CC&R violations. The following process is used when violations to the CC&R's occur.

For a first time offence, a Friendly Reminder letter or postcard is usually sent noting the violation and a suggested remedy. In most cases residents may not have been aware that they were in violation or just need a reminder. Our hope is that this is the only step needed. However, if there is no response from the Friendly Reminder, a Notice of Violation is sent. This notice gives the homeowner 10 days to comply with the notice. If the violation is not resolved within the 10 days, a Hearing is scheduled at the next Board meeting. At the Hearing, a determination is made on what action to take to resolve the issue. This could include fines, hiring a landscaper to cleanup a yard at the homeowner's expense, or other remedies.

Again, the intent is to keep our neighborhood a nice place to live, not to collect fines. Please do your part in keeping your yard free of weeds and staying in compliance with the CC&R's. We hope that the Friendly Reminder notices are the only ones we need.

DESIGN REVIEW REMINDER

If you are planning to make changes to any part of your home that is visible to the public, remember to fill out an Architectural Design Review Form. This includes, but is not limited to, landscape or plant changes, paint color changes, porch additions, patio wall or gate changes, etc. Application forms can be obtained from the HOA management by calling 744-5321 or by emailing belinda.taymade@gmail.com.

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. 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 their compliance.

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 enclosed form and return it to the HOA.

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

YARD OF THE MONTH

We are starting a new feature in our newsletters. We will be picking a yard of the month and listing them here in the newsletter.



3RD QUARTER FEATURED HOMES

4799 N. Calatrava 9016 W. Roebing
8982 W. Roebing

Here is the criteria 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 belinda.taymade@gmail.com