

Countryside Village Community Association

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Community Website: <http://www.csvhoa.com>

September 2011

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
Aaron Collins

Vice President
John Sullivan

Secretary
Rich Maller

Treasurer
Todd Knoch

Director
Aaron Leetch

Director
Stephen Hamouda

Director
vacant

General Manager
Belinda Taylor

2012 BUDGET PLANNING

We have been working hard this year to reduce costs associated with maintaining our community parks and landscaping. In April of this year, the Board signed a contract with Complete Landscaping to bring our monthly expense from \$995/month to \$505/month, for an annualized savings of close to \$6,000. As we begin the process of planning our 2012 budget, we are determining a more appropriate quarterly dues amount, which takes into account these cost savings and the amount required in financial reserves. We are optimistic and looking forward to delivering an improved budget!

MONSOON SEASON

The monsoon showers are always a refreshing sight to see in the Sonoran Desert, however these showers can bring some unwanted events. This particular monsoon season has been a tough one for our community – a flooded park, trash and recycle bins blown two-to-three houses down, trees knocked over or split in half, and of course, masses of good old weeds. As we are on the close of monsoon season, please take a moment to inspect your yards and remove any visible weeds...then, breathe a sigh of relief because the upcoming winter season is much lighter on the upkeep. This will help maintain the overall beauty of our community which we all value.

NEW BOARD MEMBERS

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 Manager@CSVHOA.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 10, 2011
November 14, 2011
December 12, 2011
January 9, 2012

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)

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.

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)

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 Manager@CSVHOA.com. The forms are also available on our website at www.CSVHOA.com.

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.

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 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.

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 3rd 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.



3rd QUARTER 2011 FEATURED HOMES
9016 N. Roebling 8931 Wild Eagle
4714 W Lindenthal

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 Manager@CSVHOA.com