

Countryside Village Community Association

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

December 2011

Newsletter

4th 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
Ryan West

General Manager
Belinda Taylor

2012 BUDGET & REDUCED DUES

In our last newsletter, we mentioned some anticipated improvements to our 2012 Community Budget. We are pleased to announce that as a result of various cost-cutting measures in 2011, we are lowering quarterly dues by nearly one-third from \$125/quarter to \$90/quarter. These changes are effective as of the 2012 1st Quarter dues and the payment slip you have received in this mailing reflects the adjusted rate. The Board will continue to look for ways to optimize the financial management of our community.

SAVE THE DATES

Spring is just around the corner, so mark your calendars for these exciting events:

- **Saturday, March 10, 2012: Annual Community Meeting/BBQ**
This is a great chance to meet someone new, enjoy great-tasting BBQ, get community updates, or get elected to the Board. This meeting will be held at the large community park on Wild Eagle.
- **Saturday, April 14, 2012: Community-Wide Garage Sales**
We will post a Craigslist add to bring customers into our community. All you need to do is host a garage sale at your house. The more homes involved, the better. If you will be participating, please email manager@csvhoa.com.

IMPROVED BANKING SERVICES

The Board made a decision in the October Board meeting to transfer all community funds to a new bank – Mutual of Omaha Bank. This was a zero cost move and some major highlights to their Association Banking services are:

- Interest bearing accounts: This is another step in better financial management
- Multiple payment options: Greater convenience to best suit your payment needs

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. Please feel free to attend. Your suggestions and ideas are always welcome.

NEXT BOARD MEETINGS

The next Board meetings will be on the following dates:

January 9, 2011
February 13, 2011
March 10, 2011 (*BBQ/Meeting at Park)
April 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 are reduced to \$90 per quarter in 2012. 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 4th 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.



4th QUARTER 2011 FEATURED HOMES

4735 W. Calatrava

9020 N. Roebling

8982 N. Roebling

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