

Countryside South Homeowners Association Newsletter

October 5, 2009

www.csshwa.org



Fall has arrived. The leaves are turning. The wind is blowing. The temperature is dropping. Winter will be here before you know it.

A couple of major capital improvements were financed by your homeowners association this summer. The sidewalk from Countryside Boulevard to Daisy Lane was replaced. The remaining asphalt sidewalks are on the agenda for next summer. Our new neighborhood sign was installed with accent lighting. Thanks to the Road District for the landscaping improvements at the Countryside Boulevard entrance island and on the island between Doubletree and Conifer. Plenty of grass cutting and noxious weed control was performed due to the plentiful moisture we received early this summer. We are planning on a final cut this Fall.

Our Annual Meeting is scheduled for October 27, 2009 at 7:00 PM at the Whispering Pines Fire Department. See the enclosed color flyer for details. Read on for additional items of interest.

Common Areas

The common areas in our development are for everyone to enjoy. Temporary use of the common parking area is welcome. Avoid using the common parking area for permanent storage. Thank you.

Bus Stops

Recently, a concerned homeowner noted potentially dangerous parking of vehicles near bus stops. Please do not impede the flow of traffic on neighborhood roads at bus stops. This is especially important on the main roads where a combination of poor visibility and winter weather could be a recipe for accidents.

Covenants

Countryside South is a covenant-enhanced housing development. If you have any doubt as to what the covenants require, please review them on our website. It is **especially important** to check with the Architectural Control Committee for exterior changes and additional structures. Do not wait until the last minute. Allow at least 30 days before you would like to start your construction. You can also visit with any of your friendly board members listed at the end of the newsletter.

Please check to see that your yard light is maintained and illuminated.

Board members have noticed an increase in weeds on homeowner's property. It is especially noticeable if you have rock landscaping near a street or driveway. Please take a look at your yard this week and make any necessary changes. At

last resort after we have sent an individual notice letter, we reserve the right under Article VIII of the Covenants to make the necessary changes, adding the cleanup charges to homeowner's annual assessment.

Summertime Recreational Vehicles

It is time to move summertime recreational vehicles to their permanent storage locations. See Article VII Section 11 of the Covenants for details. From our August 25, 2009 minutes:

It is the position of the Board that temporary parking of RV-type vehicles in the summer on homeowner's properties is not a strict violation of the Covenants. If we discover permanent parking of RV-type vehicles, we would take steps to notify the affected homeowner(s) of the violation.

Electric Meters

By now, you have probably heard about electric meter tampering around our development. There is a switch on your electric meter that can turn off power to your house. BHEC and MDU have stated they have no problem with homeowners securing their meters. In an emergency, the electric companies can defeat the securing mechanism.

Nomination Committee

Todd Christoffer will chair the Nominating Committee for the upcoming year. The committee will need at least two members of the homeowners association. The committee serves from the close of the annual meeting until the close of the next annual meeting. If you are interested, contact Todd. See the Bylaws on our web site for the complete duties of the Nomination Committee.

Website

Our website www.csshooa.org is updated monthly and contains minutes of the Board Meetings, contact information for the board members, and useful information pertaining to the development such as the covenants and bylaws.

As always if you have any concern about your development, please contact a board member. Or better yet, come visit us at our monthly meeting.

Sincerely,

Todd Christoffer, Board President
Countryside South Homeowners Association Board Members

President, Todd Christoffer 343-4955 (H), 391-8705 (C)	John Mattson 348-3418 (H), 381-3219 (C)
Vice President, Dean Aurand, 343-2524	Darin Pryor, 388-8665
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Secretary, Eric Helgeson, 343-0508	