

Countryside South Homeowners Association Newsletter

April 30, 2010

www.csshoea.org



Spring has arrived after a very long winter! The grass is green. Trees, bushes, and flowers are budding. The temperature is rising. Ready to clean the house, garage, and yard?

It has been relatively quiet with regards to association activities over the past 6 months. The Architectural Control Committee has received and processed several requests for improvements. We have received and replied to a few letters suggesting ways we can improve the development. Attendance at our monthly meetings has been very low. While our meetings are not a place of riveting political drama, your involvement can directly shape future improvements to Countryside South. These improvements may directly impact the value of your property.

The CSSHOA Board normally meets on the **fourth Tuesday of each month at 6:30 PM**. The meeting is held at the **Whispering Pines Fire Department**.

Community Garage Sale

We have set the garage sale date for May 22, 2010 starting at 8:00 AM. Let us hope the weather is pleasant. The garage sale will be advertised in the appropriate newspapers. Late-breaking details will be added to the website. If you have *major* items to sell, eMail us and we will try to include them in the advertisement.

Budget

About 60% of our assessment income goes toward fixed expenses. You can see the 2010 budget in the January 26, 2010 meeting minutes. Property taxes have recently doubled and the street light over the main entrance is now metered.

After the fixed expenses, we have about \$9,000 left over for capital improvements. Last year, approximately \$30,000 was spent on capital improvements, which included new sidewalks and the front entrance area sign. Money was used from previous year's surpluses. We have about \$20,000 in reserve in case of an emergency.

For 2010, we plan to replace the sidewalk from Currant to Countryside Boulevard. The final section of sidewalk replacement lies from Clarkson to the Coneflower/Blue Stem sidewalk. Eventually, we need to replace the playground area. The last two items will take several years.

A question for you. Are you willing pay additional homeowners association assessments to speed the capitol improvement process? Is the current planned pace ok? There are mechanisms to obtain additional revenue, but we want to know what Countryside South Homeowners want. Come to a meeting and tell us, or eMail us from the website. Your input will guide if there are any additional steps.

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.

It has come to our attention that motor vehicles (four wheelers, etc.) have been ridden on the common area sidewalks. In addition to being unwise and unsafe, these vehicles may damage the common areas. Please do not use motor vehicles on common area grass and sidewalks. Pass this information to your entire family. Thank you.

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.

Please maintain your yard in accordance with Article VII, Section 9 of the Covenants. "It is the responsibility of each lot owner to see that his lot is mowed and raked as necessary... It is the responsibility of each lot owner to see that any lawns, landscaping or gardens are maintained in a neat and orderly condition." Please pay particular attention to weeds growing in your landscape rock, and weeds near curbs and roads. When are you on vacation, it is your responsibility to have your yard maintained as needed.

Please take a look at your yard this spring 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.

If you are unsure where your property lies, we have a map on the website. The red parcels that do not have a number (address) in them are common areas.

The vast majority of homeowners in the development do a great job with their property! Thank you!

Summertime Recreational Vehicles

It will be RV-time soon. 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.*

Future Road Maintenance

From the Road District

The Countryside South Road District continues to assess the maintenance needs of roads in our development. From our current assessment we are considering undertaking a "chip seal" of the bus route roads of Countryside Boulevard, Conifer Lane and Double Tree. Chip Seal is a method of placing a layer of asphalt and rock chips over

the current road. This can help seal individual cracks and “alligator cracking” that occurs. We are considering undertaking this in the month of June or July of this year.

At the time of the work effort please bear with us as to inconvenience for traveling in and out of the community. This can create difficult conditions for motorcycles, bicycles, cars and other motorized vehicles. We have your safety in mind and will have all appropriate signs and markings available for the project.

Thank you for your continued support of the Road District and its efforts to provide you the roads that meet and exceed your needs for travel and safety. If you have questions or concerns please contact Allan Berreth, Dave Doyle or Tom Schumacher.

Safety

The speed limit in the neighborhood is 25 MPH. Watch out for children, joggers, walkers, bikers, etc.

Website

Our website www.csshoa.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.

Sincerely,

Dean Aurand, Board President
Countryside South Homeowners Association Board Members

President, Dean Aurand, 343-2524 Vice President, Robert Ellis, 791-1670 Treasurer, Jason Collins, 394-7785 Secretary, Eric Helgeson, 343-0508	John Mattson, 348-3418 (H), 381-3219 (C) Darin Pryor, 388-0923 Todd Christoffer, 343-4955 (H), 391-8705 (C)
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