

Country Side South Homeowners Association Newsletter

FEBRUARY 2015

CURRENT BOARD MEMBERS:

Jim Moore	President	C-605-999-9366	nydakota@mit.midco.net
John Mattson	Vice President	C-605-381-3219	jrmattson@rap.midco.net
Drew Anderson	Secretary	H-605-791-0474	drewandersondc@gmail.com
Delia Thompson	Treasurer	H-605-341-5408	mdmthompson@rap.midco.net
Tom Mastel	ACC Contact	H-605-791-0714	tommastel0@gmail.com
Jean Mattson	Board Member	H-605-348-3418	jrmattson@rap.midco.net
Rich Larsen	Board Member	H-605-343-3825	rlsod@q.com

The Board is most happy to welcome new member Drew Anderson who has graciously offered to hold the office of Secretary replacing Jim Moore who has accepted the position of President replacing Jo Ann Paulson who has stepped down after 3 years of service. We thank Jo Ann for the dedication and hard work she put into residing over the board and we wish Drew the best in his new role. We invite any of you to join the board or to attend the monthly meetings as we can always use your input. A lot has changed in the 20+ years that the board has been functioning and today our primary role is to protect the property values of the neighborhood and to make this a safe, comfortable and friendly place for all. Please attend our monthly meetings which are held on the **fourth** monday evening of each month (except no meeting in December) at 7:00 at the Whispering Pines Fire Station.

For 2015 the Board has decided to hold the Annual Homeowner Dues at the current rate of \$140.00. Bills will be mailed out in March and will be due by April 15, 2015.

Tru-Green will be spraying the common area trees for Pine Beetle infestation for the 3rd year this spring and will also be spraying for weed control as well. Residents can get the CSSHOA Group rate of \$13.00 per tree by contacting Kevin Morsching at 605-348-4488.

Please check out the CSSHOA website at www.csshoa.org to review minutes of the monthly meetings, to review the Covenants and or Bylaws, to contact the Board or its members and much, much more.

Brad Haupt, Fire Chief of Whispering Pines Volunteer Fire Department addressed the board at the January 26th meeting and discussed many issues including the effects of the annexation of Countryside Development (across Sheridan Lake Road from us), the need for Board Members for their board, the need for more firefighters and other volunteer help and their upcoming Annual meeting Feb 16th which we are all invited to. A newsletter from the WPVFD will be coming soon. PS there is nobody from Countryside South on their Board!!

Residents are reminded that the **SPEED LIMIT IS 25 MILES PER HOUR**. There are many children who play in yards adjacent to the street. These children and many adults also walk and ride their bicycles in the streets. Please remember that the hills, curves and blind spots make it difficult for drivers to see children and adults who are on the streets. For the safety of all please drive carefully and remind your guests, delivery people and contractors to do the same.

And as always if you see suspicious activity or have an immediate safety concern, please call the Sheriff's Office Dispatch at 394-2151 and report it immediately.

Other important issues that the board watches and tries to stay current on include:

- The Sheridan Lake Road Expansion Project
- The possibility of our development being annexed into the city
- The Sanitation District concerns about Septic systems and the Water supply
- The concern with Mountain Pine Needle infestation
- The threat of uncontrollable forest fire dangers
- The threat of wildlife within our neighborhood
- The lifestyle offered to residents of Countryside South
- The property values of this great neighborhood

Board consideration of the guidelines used in the approval of Sheds, fences, siding and other exterior changes to your residences: Tom Mastel is the board contact for the ACC Committee. He can be reached at 791-0714 or by e-mail at tommastel0@gmail.com.

The Covenants of the Countryside South Homeowners Association were written at the time that the development was established. The covenants were designed to protect both the homeowners' property values and their quality of life. As time has passed and homes have been bought and sold numerous times, many questions have arisen as to what is or is not allowed in regards to exterior improvements. It has become common for board members to receive phone calls from current homeowners, potential buyers and realtors asking for explanations as to what is and is not allowed in relation to various aspects of the covenants, particularly in regards to fences and sheds/outbuildings.

Therefore the board recognizes the following:

1. The basic needs of maintaining property values and the quality of life of our residents have remained unchanged.
2. Over time, the needs of some residents for privacy and storage have changed.
3. When approving exterior changes to structures or additions of storage sheds and fences, the ACC Committee and the HOA Board need to do so in a fair and equitable manner.

The board has reviewed past practices and is currently using a request sheet that we call the **Elements of Harmony** that has been used by previous boards as a tool for evaluating the appropriateness of proposed improvements to homeowners' property.

Elements of Harmony that are used by the Architectural Control Committee and the Countryside South Homeowners' Association Board in the process of evaluating proposed improvements to a homeowner's Property:

Homeowner: _____

Address: _____

Date: _____

Anticipated effect on property value:

Of proposed lot: Increase _____ None _____ Decrease _____

Of neighboring lots: Increase _____ None _____ Decrease _____

Of Community: Increase _____ None _____ Decrease _____

Blockage of open views from neighboring lots: Large _____ Moderate _____ Minimal _____ None _____

Proportion of size to fit to lot: Unproportionally Large _____ Proportionally Fine _____ Unproportionally Small _____

Sq Ft of Lot: _____ Sq Ft of proposed Structure _____ % of lot size _____

Sq Ft of Lot: _____ Sq Ft of all Structures _____ % of lot size _____

Site Elevation and Topography:

Does the site elevation and surrounding topography seem appropriate for this project: yes _____ No _____

Explain:

Is there any feature about the location of this lot within the community that may produce an enhancing or detracting effect to the community? Yes _____ No _____

Explain:

Unique vs Unusual

Could this project be considered an atypical structure in this neighborhood: Yes _____ No _____

If yes, is it estimated to be atypical in _____ a unique, enhancing manner, or _____ an unusual, detracting manner?

Approval by Adjacent Neighbors:

All Approve _____ None Approve _____ Some Approve _____ (_____ of _____)

TEN REASONS TO JOIN THE CSSHOA BOARD

We always need help

You will have some new friends

We can use your expertise or your ambition

You will be amongst the first to know what's new

You will have a say in the future of the neighborhood

You will see firsthand the concerns of the community

We can use your young thinking (we're mostly empty nesters)

You will feel so good that you are satisfying your civic duty

A good opportunity to get out of the insanity at home

YOU WILL HAVE A SAY