

Country Side South Homeowners Association Newsletter

MAY 2015

ANNUAL NEIGHBORHOOD GARAGE SALE SATURDAY MAY 16 8:00AM TO 2:00PM

The CSSHOA will be advertising in the Rapid City Journal for this Neighborhood Garage Sale both Thursday and Friday May 14th and 15th. We will be posting signs at both entrances to the development the Sunday before through the day of the sale. The HOA will be providing a large Dumpster on Thursday May 14th for neighborhood use as you are cleaning out your garages. The Dumpster will be placed by the Park area on Countryside Blvd.

HOA DUES OF \$140.00 ARE DELINQUENT AFTER MAY 15TH

Please send payment to CSSHOA 8100 Countryside Blvd Rapid City, SD 57702

a \$25.00 Late Fee will be assessed after that

The Countryside South HOA and the Countryside South Road District are planning to replace the existing 17 Street Signs throughout the Neighborhood with new Reflective Street Signs mounted to Solar Lighted Poles sometime this summer. We believe it will be easier for visitors to find the streets in the evenings with this new combination. The expense to complete this improvement will be shared jointly with the HOA and the Road District.

Be aware, there have been at least three Mountain Lion or Bobcat sightings in the neighborhood in the last two or three months. Please don't feed the deer or turkeys, these lions prey on them as well as dogs and cats and maybe our children. Please be cautious when walking, jogging or bicycling, especially in the early mornings or evenings.

We are receiving many complaints about cars parking overnight on the streets. Our streets are narrow and dark and can be difficult to navigate if too congested, especially for Fire Trucks, Ambulances or Snow Plows. Please be considerate of your neighbors and realize that overnight parking on the streets **is in violation** of CSSHOA covenants.

Tru-Green will be spraying the common area trees for Pine Beetle infestation for the 3rd year probably in June and will also be spraying for weed control in the common areas sometime in May. Residents can get the CSSHOA Group rate of \$13.00 per tree by contacting Kevin Morsching at 605-348-4488 if you would like your personal trees sprayed as well.

Brad Haupt, Fire Chief of Whispering Pines Volunteer Fire Department reports that CSS residents Tom Mastel and Rich Larsen have volunteered and have been accepted as board members for the Fire Department. Thanks for stepping up!

Residents are again 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.

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.

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 _____)

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

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 normally held on the **fourth** Monday evening of each month but this month's meeting will be held Tuesday May 26th at 7:00 at the Whispering Pines Fire Station due to the Memorial Day Holiday. We also have no meeting in December due to the Christmas Holiday season.