

Country Side South Homeowners Association Newsletter

MAY 2016

The entire CSSHOA Board would like to thank Jean Mattson for her years of service on the HOA Board as she resigned at the last Board Meeting. Thanks again Jean, your input and effort have always been greatly appreciated. We will miss you. That being said, the Board is always looking for additional help and would love to have an immediate replacement for Jean. The Board meets the 4th Monday of each month (except December) at 7:00 at the Whispering Pines Fire Station. Everyone is invited to attend and contribute.

Remember....HOA Annual Dues were due by April 15th and are **subject to a \$25 late Fee** if not received by May 15th!!!!

This year the Board has decided to clean up and upgrade the two playground areas and are repairing the existing equipment immediately but would like to hear from **your kids** and what they would like to happen to make the playgrounds a more enjoyable place to play. Please have your kids send their ideas to the HOA President by mail to 8100 Countryside Blvd or by e-mail to nydakota@mit.midco.net. After your input the Board will make a decision at the May 23rd meeting on what seems like the best idea. You can also come to the meeting (bring the kids) to make your suggestions in person if you prefer. Depending on the complexity of the playground upgrade we are also looking into possibly updating the volleyball court and the picnic shelter.

Saturday June 11th is the date we have decided to hold a neighborhood garage sale like has been done in the past. Each homeowner can participate by opening their garage that day if they would like to try to clear some goods out. We will also have a large dumpster placed by the picnic shelter on Friday June 10th and will have it picked up on Monday giving you the option of throwing things out that don't sell. The HOA will put up signs a few days before the sale at both entrances to the development and will place a large advertisement in the Rapid City Journal and maybe on Craigslist.

Our Facebook page is up and active and at last count has 64 members. Thank you Karen Ellison for taking care of that and keeping our agendas and notices up to date.

As summer approaches please be mindful of the additional activity that goes on within the neighborhood and try to keep your boats, campers and cars off the roads and on your driveway or in your garages. We still have to be concerned with fire trucks, construction vehicles or ambulances being able to get through and of course we need to be aware of children on bicycles, skates, skateboards or hover boards on the roads. Also watch out for pedestrians walking their dogs and keep in mind the **25 MPH speed limit** imposed throughout the neighborhood.

We continue to get complaints about dogs running loose so please keep them leashed and remember to pick up after them if you are walking them through the development.

Tru-Green will **NOT** be spraying the common area trees this year. The recommended treatment was to spray for a three year period which we have done. If you want your own trees sprayed Tru-Green will be happy to take care of that for you as they have in the past.

The Croell Perli Pit expansion project was delayed due to the Pennington County Commissioners 4 to 1 vote to approve the appeal for the previously approved construction permit. At this point Croell must start over, that is, file another permit application with the Planning and Zoning Commission. We will be watching to see what happens next.

We have heard nothing further on the Sheridan Lake Rd Expansion Program as of today's date.

We don't know of any other break-in attempts but we have had some incidents of vandalism and have advised the homeowner's to report them to the authorities.

With the nice weather finally getting here we want to remind you that your summer improvement projects such as additions of sheds or fences, painting of your home, enlarging your deck or expanding your garage or putting on an addition must be approved by the Architectural Control Committee and ultimately the HOA Board. In many cases the ACC will be able to get you approved but in many other cases you may need Pennington County approval as well as a building permit. 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. We have included one in this Newsletter but you can also find it on our website: www.CSSHOA.org.

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 _____)

COMPLAINT FORM

COUNTRYSIDE SOUTH HOMEOWNERS ASSOCIATION
8100 COUNTRYSIDE BLVD.
RAPID CITY, SD 57702

DEAR HOMEOWNER,

IT IS OUR DESIRE THAT ALL HOMEOWNERS IN COUNTRYSIDE SOUTH BE TREATED IN A FAIR, COURTEOUS AND PROFESSIONAL MANNER WHEN CONDUCTING BUSINESS WITH THE HOMEOWNERS BOARD. IN ORDER TO ACCURATELY RESPOND TO THE COMPLAINTS WE RECEIVE WE HAVE DEVELOPED THIS DOCUMENT. PLEASE FILL IT OUT TO THE BEST OF YOUR ABILITY AND RETURN IT TO ANY BOARD MEMBER. IT MAY BE NECESSARY TO SHARE THIS INFORMATION WITH THE OFFENDING HOMEOWNER/S.

YOUR NAME _____ ADDRESS _____

BEST PHONE _____ E-MAIL _____

DATE _____ ARTICLE OF COVENANT VIOLATION _____

NATURE OF COMPLAINT _____

WHAT EFFORT HAVE YOU TAKEN TO ADDRESS THE ISSUE _____

NAME OR ADDRESS OF OFFENDING HOMEOWNER _____

OTHER INFORMATION _____

Not often, but there are times that the HOA's assistance is requested to help a homeowner who becomes agitated with neighbors who push the limit with infringements to our covenants. We do our best to handle each concern brought forward, but sometimes the lack of adequate information stops the process before it ever gets started. On the preceding page is a "COMPLAINT FORM" that the Board has designed to help us get an accurate picture of the issues at hand. This form will also be available on our website www.CSSHOA.org. The purpose of the form is to communicate what information is needed so that we can mediate the situation.

So if you have a complaint we request that you do the following:

1. Copy or download a copy of the Complaint Form.
2. Fill it out as completely as you can indicating your name, the offending party's name (if known) and address, the complaint at hand and what measure's you have taken to resolve the issue if any and when.
3. Submit by mail to 8100 Countryside Blvd or by e-mail to any or all of the HOA Board Members at your earliest convenience.
4. The Board meets once per month and will address all known complaints at that time and sooner if possible (the Board is all voluntary and have various other obligations, such as work, travel, etc that take up our precious time) but we will try to help.
5. It may be that the board finds it necessary for you to address your specific issue in person at one of our monthly meetings.

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.

Feeding of the wild animals is prohibited!! As a reminder, not only does feeding deer and turkeys make the animals dependent on food provided by humans, but the deer and turkeys cause a great deal of damage to residents' yards and gardens as they travel to and from their "feeding stations." Additionally, mountain lions are attracted into residential areas as they prey on both the deer and the turkeys. In the interest of safety for both humans and the animals, residents are discouraged from feeding the deer and turkeys.

Please remember that cars should not be parked on the streets overnight or for extended periods of time. Recreational vehicles must be licensed, are to be driven only on the streets and only by licensed drivers.

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.

TEN GOOD 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

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
Rich Larsen	Board Member	H-605-343-3825	rlsod@q.com
Jody Jarding	Board Member	C-605-391-5657	jjjarding@hotmail.com