

Country Side South Homeowners Association
ANNUAL MEETING NOTICE

(AND NEWSLETTER)

Monday November 28th 7:00 PM

The HOA has contracted with Crouch Recreation to convert the existing Volleyball Court into a new Playground area and expect construction to happen in early to mid-spring of 2017. Thank you to all that have helped to make this exciting project happen.

As winter approaches and the roads get slippery and dark please keep in mind that it may become difficult to navigate safely if the local streets are too congested, especially for Fire Trucks, Ambulances or Snow Plows. Your campers, boats RV's and trailers are to be kept in your garages or in appropriate storage facilities. Overnight parking on the streets is prohibited and **is in violation** of CSSHOA covenants. And remember the **SPEED LIMIT IS 25 MILES PER HOUR** but winter conditions may require special attention especially going downhill.

A quick reminder: Please pick up after your dogs, cats and/or kids as there are many walkers using the streets and sidewalks every day. And clean up after yourself at the playgrounds as well.

Should you wish to make a major improvement to your home or **if you feel you** need to file a formal complaint please submit one of the included forms to the CSSHOA board. Tom Mastel is the ACC Contact and 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 first 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 relationship to various aspects of the covenants, particularly in regards to fences and sheds.

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 _____)

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 _____

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
Jody Jarding	Board Member	C-605-391-5657	jjarding@hotmail.com
Kevin Kloster	Board Member	C-605-580-5049	kevin.kloster@dakotasumc.org
Holli Bellusci	Activities/Social	C-406-788-5314	HAB.77@hotmail.com

We invite any of you to join the board or to attend the monthly meetings as we can always use your input. Please attend our monthly meetings which are normally held on the **fourth** Monday evening of each month at 7:00 at the Whispering Pines Fire Station except we have no meeting in December due to the Christmas Holiday Season. Look for our Covenants and Bylaws at www.CSSHOA.org.

WE WISH A HAPPY AND SAFE HOLIDAY TO ALL