

Country Side South Homeowners Association JULY 2018 NEWSLETTER

CURRENT BOARD MEMBERS:

President	VACANT		
Secretary	VACANT		
V.P. and A.C.C.	Tom Mastel	H-605-791-0714	tommastel0@gmail.com
Delia Thompson	Treasurer	H-605-341-5408	dmthompson605@gmail.com
Board Member	Jody Jarding	C-605-391-5657	jjarding@hotmail.com
Board Member	Joe Jarding	C-605-391-5657	jjarding@hotmail.com
Board Member	Karen Ellison	H-605-341-3866	karenkohnellison@gmail.com
Board Member	VACANT		

The Board would like to thank the following volunteers for their dedication to serving the community and is anxiously seeking their replacements:

President Jim Moore served six years on the board, 3 years as ACC Contact, 2 years as Secretary and 3 years as President. Thank you for your dedication.

Secretary James Warne for the last seven months replaced Drew Anderson who had served for 3 years. Unfortunately James accepted a new position in Prescott Arizona. Thank you James.

Member Rich Larson served continuously for 9 long years. Rich, a retired Chicago Firefighter was a real asset for the board and will sadly be missed. Thanks again for nine years.

Our remaining board consists of **Tom Mastel** who has been the ACC main contact for the last 5 years and took over the VP position after John Mattson moved a year ago. Tom is now serving the ACC duties and is the acting President until the **open position** is filled. **Delia Thompson** has served as Treasurer for five years and does a phenomenal job. Glad she's staying. **Karen Ellison** has been attending the meetings for about two years and started and continues to monitor the Facebook page. Karen officially joined as a Board Member last November. She is also the Secretary Treasurer for the Road District. **Jody Jarding** joined the board 2 1/2 years ago and always offers terrific insight and was very instrumental in the new Playground project. Jody's husband **Joe Jarding** joined the board last November and is another great asset.

The CSSHOA Board will miss Jim, James and Rich and greatly appreciate the volunteers that are presently serving. However, **WE ARE IN NEED** of more members immediately if we expect to continue to be able to function. Of the 183 homeowners it's time for some others to step up and help. Please consider joining this group of your neighbors to help keep things running smoothly. We have some minor complaints from time to time to deal with but mostly we keep things running smoothly like taking care of the mowing, spraying and trimming of the common area grass and trees, taking care of arranging and organizing the annual Garage Sale, paying of common area utility bills and taxes, collecting of very low annual HOA dues and watch over neighborhood improvement projects keeping in mind the intentions of the covenants and the value of all our properties as we try to keep Countryside South a fantastic safe and great place to

live and raise our families. Please contact any of our board members or attend one of our monthly meetings which are held at the Whispering Pines Fire Station the fourth Monday of each Month at 7:00 PM. **We are especially** in need of a President to reside over the meetings and lead the team. We have attached basic duties of this position in this newsletter. Although it seems like this may be a large commitment on your part, Jim Moore the outgoing President says it truly is not. If you would like to have a confidential discussion with Jim about this without having to feel like you would be talked into taking it by showing up for a meeting, Jim has promised to discuss in full detail and to help you get started. Jim can be reached on his cell phone at 605-999-9366.

ANNUAL GARAGE SALE: This year's neighborhood garage sale held on June 9th appears to have been another success. Many of our friends and neighbors cleared out a lot of un-needed items. We had better success with the dumpster this year. In the past we have had some choices for dumpster suppliers but now we are down to just Kieffer Sanitation who has some strict rules, most importantly that they will not pick up unless the garbage is all in the dumpster and not loaded above the top. We appreciate your help this year in keeping it within its limits.

This summer thanks to a suggestion from the community, we cleaned out the parklike area between Scrub Oak Circle and Rockcress Court to make the sidewalk a more pleasant walk.

RATTLESNAKES have been sighted near Bitter Root Court in the neighborhood this summer. Please be alert and take proper precautions.

ALSO please note a coyote has also been spotted. We ask you not to feed the deer, turkeys or rabbits as they are great prey for predator animals and snakes.

Now that summer is here 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 be aware of children on bicycles, skates, skateboards or hover boards on the roads and watch out for pedestrians walking their dogs.

We continue to get complaints about dogs running loose so please keep them leashed and please pick up after your dogs, cats and or kids and don't forget to clean up after yourself and your kids at the playgrounds as well.

This year we also had Tru Green spray the common area trees again for potential disease. If you wish to have your own trees sprayed, contact Tru Green to get the CSSHOA pricing.

In case you were wondering the Porta Potty by the parking lot by the picnic shelter and main playground was for the Hills Material while they were fixing our roads...

We have heard nothing further on the Sheridan Lake Road Expansion project as of now.

In the last couple of years and also this year a whole lot of homeowners have painted their homes. The neighborhood looks great, makes you proud to live here. Thanks you neighbors for taking such good care. If you are planning to paint yours please discuss with Tom Mastel from the Architectural Control Committee to make sure your color choice is within the CSSHOA Covenant parameters.

As a reminder CSSHOA Annual Dues are due by April 15th. If not paid by May 15th a \$25.00 late fee will be assessed. If you have not paid them already, please do so.

Look for our Covenants and Bylaws at www.CSSHOA.org or check us out on Facebook. You can also find minutes of past meetings on this site as well as a wealth of other information.

Our Facebook presence continues to grow. Two years ago we didn't have one, now we have 126 members. Thank you Karen for keeping the neighborhood informed. Please check it out at <https://www.facebook.com/groups/CSSHOA/>.

As a reminder we hold our CSSHOA Monthly meetings at the Whispering Pines Fire Station the fourth Monday of each month except for December. We have no meeting in December and our Annual meeting is held in conjunction with our November Monthly Meeting. We place signs at the two entrances to the development reminding the neighborhood, usually Sunday evening, and it also is posted on Facebook with the proposed agenda.

If you have ideas, suggestions or comments please come to the Monthly meetings to share them or if you are not available please contact one of the board members directly.

TEN REASONS TO JOIN THE CSSHOA BOARD

We always need help

You can make 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

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 an important say

WE NEED YOU!!!

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 online forms to the CSSHOA board. Tom Mastel is the ACC Contact and can be reached at 605-791-0714 or 952-934-4309 or by e-mail at tommastel0@gmail.com.

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 _____)

CSSHOA PRESIDENTS INSTRUCTIONS

(From the outgoing President)

MEETING AGENDA: Copy and Paste from previous meeting, make changes then rename the file and save, I print 10 copies

NEWSLETTERS: Probably Copy and Paste from previous letters plus add whatever else should be included. Format is 8 ½ x 11 page folded in half or in thirds. If on one piece of paper probably would be folded in thirds, if multiple pages probably folded in half. Leave 1/3rd or ½ of last page for address labels and postage. Email to Western Mailers, they will print 200 copies, attach labels, mail out and bill the HOA directly to our mail box. We have 183 homes but the rate is best at 200 so they send 17 copies to our mail box to keep the rate. They are great to work with.

MINUTES: Secretary takes the minutes each meeting. After minutes are approved the secretary emails the approved minutes to Eric Helgeson for him to post to our website.

WEBSITE: Eric Helgeson handles anything we want posted or changed just contact him.

FACEBOOK: Karen Ellison handles all of this, she is fantastic. Karen and Jody Jarding are both administrators for our Facebook page.

TREASURER REPORT: Delia does a terrific job preparing and distributing them and plans to continue doing that. She also puts together the annual budget for Board approval.

DUES: Treasurer sends out the notices and collects and deposits all funds.

BANKING: Treasurer handles all money, deposits, transfers and paying of bills. President and Treasurer are both signatories on the bank accounts. Delia will need to get new signature cards for the new President. She has signed all checks except for a few to her for supplies, etc which she asked me to sign instead.

HOA MEMBER EXPENSES: Delia will reimburse whatever expenses any board member may incur typically printer cartridges and paper as needed.

FIRE STATION: We are set for 4th Monday meetings each month but December with the Fire Chief but if the nights change the board will need to clear that with the Chief also. The key box code is XXXX for now. The small box has a key inside that unlocks the door handle.

MOWING: The enclosed maps show the common areas by area number and coincide with the written description. LTG has the contract for 2018. Loren Geske phone is 605-209-9831.

NEW PLAYGROUND LANDSCAPING: Sprinkler Service Company contract is in this book. John Groethe's cell phone is 605-391-8325.

COMPUTER INFO: I have copied onto the enclosed flash drive everything CSSHOA related from my computer for your use.

SIGNS: The HOA Meeting signs are in your possession. I have also got ice cream social signs that can be taped to your signs if needed. I believe you have signs for the annual garage sale but if not on the flash drive is a photo that could be printed if need be. I also have (2) 4' X 4' Garage Sale signs that could be placed on Countryside Blvd the day of the sale.

GARAGE SALE: We have placed a small ad in the RC Journal every year and have advertised it on Facebook and also craigslist last year. We have arranged for a dumpster to be delivered for neighborhood use but that issue needs to be discussed this year before the sale.

MAILBOX AND KEYS: Our HOA address is 8100 Countryside Blvd. I have a mail box key in this binder. Our mailbox is on Countryside Blvd between Bitterroot Ct and Limelight and is Unit 733 Box 2. Delia checks the mail from time to time.

MAPS: If need be Copy Country can copy and reproduce more maps for new HOA Board Members. Take one to them have them make as many as you need.

CONTACT INFO: There are some pertinent Business Cards inside the enclosed legal size envelope in the binder.

COVENANTS AND BYLAWS: They can be downloaded from the HOA website.

NEIGHBORHOOD CONTACT LISTS: Delia updates them after collecting the dues. The current versions May 31, 2018 may be on the flash drive, I believe.

BINDER: The info in this binder goes back 3-4-5 years. You may want to start a new one.

OLD RECORDS: The big box and bag of rolled up plans contain all the records that were passed onto me from JoAnn Paulson. I spent a couple of hours one time trying to get a feel for past activity but gave up as it is not too organized. I believe if dug deep enough we could find a defense for any action that may arise from past issues.

If you are considering taking on this position please feel free to call me, Jim Moore, confidentially at 605-999-9366 to discuss what all this would entail. Or by all means attend the next meeting to get a feel for how it goes yourself. Keep in mind that I will get you started, go through everything you need, help you set up your computer and have your back till you are fully comfortable. This is a great group and a great cause. Please Help.

ATTENTION ALL RESIDENTS

The present HOA Board consists of only five members. It is time for some new and hopefully young blood to get involved in the Association. This is a great neighborhood and you should consider getting involved. We meet for an hour or so 11 out of 12 months per year so it does not have to interfere with life as you already know it. Please come to our next meeting as we need to fill some very important vacant positions. New ideas, thoughts or concerns are always welcome.

Thank You.