

Country Side South Homeowners Association

MAY 2023 NEWSLETTER

YOUR Homeowner's Association is in Need of a President:

We are in great need of a President for **your** Home-owners Association. That position has been open since January. We have had just 4 individuals take on the position the last 10 years, JoAnn Paulson, Jim Moore, Kevin Kloster and Alex Purcell. It's not that tough, it mostly requires being organized and level-headed. Maybe it's time for you to step up, or maybe you think your spouse would be good at this but don't want to mention it unless you know what all the President position entails. To help you work through the possibility feel free to call Jim Moore (a former President) at 605-999-9366 to discuss confidentially what all is involved with this position. Maybe that will give you the comfort to seriously consider taking on this position or what you need to broach the subject with your spouse. By the way Delia Thompson has been the Treasurer for the last 10 years and Karen Ellison has been handling the Facebook Page for eight years. The HOA Board is here to continue keeping Countryside South one of the finest and safest and most valuable communities in the state.

Stacker Report:

You may find it interesting that as reported in the Rapid City Journal February 13th of this year in the "**Stacker Report**" homes in the Colonial Pine Hills District of Rapid City have the **Number One most expensive average home value** of the top 30 residential communities in all of South Dakota. According to the report, the Colonial Pine Hills average home value on Dec 31, 2022 was **\$566,937.00** which is 84% higher than the SD State Average of \$307,922.00.

Common Area Mowing:

For the past eight years Loren Geske has done a great job of taking care of the 18 specific common areas throughout the development but has decided not to continue mowing for this season. Thank you, Loren, for taking such good care. The Board is presently interviewing other lawn maintenance firms for bids. This is a pretty hefty job requiring a good amount of time working around the weather. **If you would like to consider placing your own bid** please call the CSSHOA Secretary Jim Moore's cell phone at 605-999-9366 or e-mail him at nydakota@mit.midco.net for complete details. **All bids need to be submitted by May 10th so the HOA can make our decision.**

The Neighborhood Annual Garage sale is scheduled for Saturday June 10th this year. Due to excessive cost and overflowing of the dumpster this year **NO DUMPSTER** will be provided.

Now that summer is practically here, 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. We still have to be very concerned with the fire trucks, construction vehicles or ambulance's ability to get through so please keep your boats, campers and cars off the roads and on your driveway or in your garages. Please remind your guests, delivery people and contractors of these concerns as well.

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 regard 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 regard 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. This form can be found on our website: csshoa.org. **Please start your process by reviewing this form.**

Thank you for your prompt payment of your Annual HOA Dues. Over 83% of the neighborhood have paid their dues prior to the due date we always set for Tax Day, which was April 18th this year. Remember there is a \$25.00 late Fee if not paid within 30 days of the Due Date. When we have accumulated excess funds beyond our budget and are still able to maintain a healthy emergency/improvement balance we try to figure out ways to make significant improvements for the safety, enjoyment or the home marketability of the neighborhood.

Deer Feeding:

Although Feeding of the local deer may not be illegal it is a bad idea for the following reasons:

- Deer digestive systems are not compatible with human food, it can actually harm their digestive tracts especially if it is provided regularly.
- The larger deer take most of the food which in turn makes them even more vulnerable to illness and leaving the younger deer under fed.
- They tend to herd if feeding is available making them easier prey for predators like mountain lions and coyotes consequently increasing the presence of such predators within the neighborhood.
- They don't get the exercise needed to build strength to survive the winters when they have an easier method to get food, their health is best if they roam for food.
- The larger herds are easier targets for vehicles causing more accidents along Sheridan Lake Road and near us.
- Larger herds can more easily cause the spread of communicable disease.
- Concentrating in regular feeding areas means more damage to local landscaping, trees, shrubs, bushes, etc. causing more landscaping expense for all.

Pets Policy: As per Section 12 of the CSSHOA Restrictive Covenants states all pets must be confined to the owner's property. Pets kept outside must be in an enclosure or on a leash. The number of pets per household shall be limited to (3) three.

If you have any suggestions that you would like to discuss or see implemented for the neighborhood, please attend one of the monthly meetings and tell us all about it. You're always welcome and we're all ears, we sincerely welcome your thoughts.

Look for our Covenants and Bylaws at www.CSSHOA.org. 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. Thank you, Karen, for keeping the neighborhood informed. Please check it out at <https://www.facebook.com/groups/CSSHOA/>.

And as always if you see suspicious activity or have an immediate safety concern, please call the Sheriff's Office Dispatch at 1-605-394-2151 and report it immediately.

HOA Monthly Meetings are held on the 4th Monday of each month at the Whispering Pines Fire Station except in December we have no Meeting.

YOUR COUNTRYSIDE SOUTH HOMEOWNER'S ASSOCIATION

CURRENT BOARD MEMBERS:

President	VACANT
Vice President	Dave Daly
Secretary	Jim Moore
Treasurer	Delia Thompson
Architectural Control Committee Chair	Eric Baker
Facebook Coordinator	Karen Ellison
Board Member	Mike Briggs
Board Member	Andrew Wipf
Board Member	Alan Plummer
Board Member	Adam Wegner

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