

# Countryside at Tuscan Ridge HOA Inc

## Homeowners Newsletter No 1 Spring 2010

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**W**elcome to our first newsletter ! This is intended to bring everyone up to date with what's happening on Countryside. We intend that future newsletters will be available on our website [www.TuscanRidgeCHOA.org](http://www.TuscanRidgeCHOA.org) but we are also mailing this edition to all homeowners by way of an introduction.

Your Board have been working hard on a number of issues and projects and we hope that this briefing will bring everyone up to date with progress.

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**C**ommunications. We have long felt that the HOA was not communicating with the members enough

Therefore we have launched a new website [www.TuscanRidgeCHOA.org](http://www.TuscanRidgeCHOA.org) which is our primary mode of communicating news and key information. Please bookmark the site in your browser and take a look regularly for all the latest news. The site is updated often and you should check out the "Latest News" page once a week to keep yourself apprised of the latest happenings. Quite a few projects are about to be launched so there will be a flurry of important updates being issued in April and May. Don't miss out on these !

In addition to the Latest News page we will be issuing newsletters from time to time which will consolidate items from the Latest News page and provide further updates as appropriate. To save cost and resource, these newsletters will not be mailed out but will be posted to the website for all to enjoy.

Please remember that you can contact the HOA by e mail to [TuscanRidgeCHOA@aim.com](mailto:TuscanRidgeCHOA@aim.com) .

**E**Mail Reflector. Many owners have subscribed to an e mail discussion forum (reflector)

called TRVRA for several years provided by a former Countryside owner. This facility has now been discontinued. To fill the gap we have set up a new facility which will operate basically the same way as TRVRA did. The only key difference is that it will be a moderated List. This means that inappropriate postings will not be allowed and that the moderator will keep a gentle eye on postings to ensure we stay broadly "on topic" and that things remain cordial at all times. Everyone who was on TRVRA or who has previously supplied an e mail address to us will shortly receive an e mail from the HOA inviting them to join the new list. We hope to have the list fully operational by the end of April. As this will be an HOA

sponsored facility we will use it to broadcast urgent news to owners and to direct you to the website when important updates are available. If you have not received the invitation e mail from us by 26<sup>th</sup> April please contact us at [TuscanRidgeCHOA@aim.com](mailto:TuscanRidgeCHOA@aim.com)

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**M**ailboxes. Yes they are a disgrace ! With a very few exceptions they are all now completely beyond economic repair and many are decidedly dangerous being loose in their mounting posts or in the ground. We have spent a lot of time working on this and we have devised a procedure which will cure this problem once and for all. This will involve the HOA project managing the wholesale replacement of the mailboxes for a lower cost than each owner can achieve individually. In addition the project will enable us to remove the old mailboxes in a day and have them disposed of in an environmentally friendly way at no additional cost. Full details will be mailed to all owners very shortly and will be published on our website [www.TuscanRidgeCHOA.org](http://www.TuscanRidgeCHOA.org)

**C**ovenant violations. Your Board has resolved to tackle violation of covenants and by-laws in a much more pro active way in the future. Owners can expect to receive contact from the HOA whenever a problem is reported. Many problems remain unresolved simply because non resident owners are unaware of the problem. Based on recent experience we know that most owners in this situation respond very positively as soon as they are made aware of a problem and the issue is resolved quickly. We are confident that most issues will be put right quickly in this way. If we should have any persistent offenders they will be referred to the Fining Committee who have the authority to issue fines as appropriate until the violation has been rectified. Each individual violation can incur a fine of up to \$100 extending to \$1000....ouch !

**L**awns are our next priority. There are far too many dead lawns on Countryside and we will be contacting owners shortly to break this news to them. Again, we expect that many owners will be unaware of the problem and that they will get the problem fixed in a prompt manner. In view of the resources involved in tackling this issue we will deal with the worst cases first, and then move on to the next level down. Where we have two or more affected lawns side by side we will contact all owners involved as this may be an indication of chinch bug or other pest trouble.

**T**rash management is another annoying problem, not just on Countryside but all over the area. We have already issued some updated guidelines for managing your trash bins. Please remind yourself of these by visiting <http://www.tuscanridgechoa.org/trash-bin-requirements.php> for the full story. There's no excuse for residents who don't adhere to these simple rules. For non resident owners you need to make your management companies aware of the requirements. Get them trained NOW before we start our enforcement in earnest!

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**S**ecurity. We are working on the placement of warning signs which will be placed at the entrance to Tuscan Ridge. These will similar to such signs seen at most private communities in the area. They state "No Soliciting, no loitering, no parking of trucks" etc. The Sheriff has been most helpful in our planning of this project. He WILL respond to violations of the requirements stated on the signs. Although the roads are public roads we are a private community and we can restrict access to owners and authorised persons only if we so choose. So we can deal with the doorstep sales people, annoying leaflet drops and any cases where persons are hanging around for no good reason. This is coming soon !

We are also looking at placing a CCTV camera to video all vehicles entering and leaving Tuscan Ridge. In the event of a crime the Sheriff assures us that he will review video evidence and he will cross check this with other video elsewhere as very often the perpetrators are repeat offenders.

**C**lubhouse . The current entry system is not secure, often fails to work properly and is expensive to manage the key cards. We have ordered a much stronger lock system which operates on a security key pad thus eliminating the need for the key cards. This should be installed soon after you read this. The code will be made available to all owners on request.

**H**OA "Get to know us" meeting. In early February your Board initiated a get together at the Clubhouse. We were joined by the Village and Master HOA Boards in welcoming a goodly number of owners in what turned out to be a hugely successful afternoon. Many thanks to everyone who called in. It was good to meet you all ! Thanks, too, to those Board members and others who brought along some refreshments for us all to share. We'll be repeating this again later in the year.

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**C**ountryside HOA Board has this year been actively promoting closer working relationships with both the Village and Master HOA Boards. We are delighted that this has resulted in excellent relationships being established between all three Boards. We are now co operating on projects whenever possible in order to benefit everyone on Tuscan Ridge.

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**A**GM and Special Members Meeting. If you are reading this on paper you will also have in the same mailing two important Notices of the AGM and a Special Members Meeting, both scheduled for Saturday 8<sup>th</sup> May 2010.

The **Special Members Meeting** has been called to enable members to vote to **Ratify or Not Ratify** the purchase of the farm shed and associated concrete base which was arranged by a previous Board without the required members vote. The total cost of the project was approx \$12,000. Since the construction, the shed has stood unused, and we don't see any likely use in the immediate future.

This is an important vote so please think about whether you want to ratify the purchase or not and complete your proxy form as appropriate. The wording of the proxy is intended to guide your thinking i.e. you should really vote as you would have voted if the expenditure had been referred to a vote before the money was spent. **Please take the time to vote on this important issue of principle !**

Irrespective of your vote and the members collective decision, we will, at a later time, give everyone plenty of opportunity to discuss and decide whether we actually keep the shed or dispose of it. It is entirely possible that members may decide not to ratify the purchase but later decide to keep the shed either permanently or until the likely ongoing use of the Clubhouse is more clear. Just for now the important decision is the "Ratify or Not Ratify" the original purchase.

**The AGM (Annual General Meeting)** will include the vote for one vacant Board position. Again, a proxy is included. The Nominating Committee's official recommendation is Mr Robert Leslie. A bio for Robert Leslie is available to view on the website [www.TuscanRidgeCHOA.org](http://www.TuscanRidgeCHOA.org) . You may nominate an alternative candidate (but please ensure you are satisfied that they are both qualified to serve on the Board and that they would be willing to serve if elected !). In either event please use your vote and if you cannot attend the meeting in person please nominate your proxy and return it in good time preferably by e mail or fax. UK owners who don't have e mail may also fax their proxies to 0872 115 0626 and we will forward them on for you.

Also on the agenda will be a proposed minor change to the HOA By Laws. This is to enable some common sense flexibility in scheduling the AGM date and time. This is an entirely non contentious change, but if you have any strong opinion against the change just let your nominated proxy know !

The AGM will also include a presentation of the Financial Report (included in this mailing) as well as any other relevant topic raised at the meeting.

Please try to attend if you can . If you cannot attend please please complete and return your proxy. **This is very important to ensure the required quorums are achieved.**

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That's all we have space for this time. We hope you have enjoyed reading this update. Further newsletters will be posted to our website and will be announced on our new e mail reflector group (don't forget to subscribe when the invitation arrives ! )

Best wishes to everyone !

Your Countryside Board

**Robert Leslie (President)**   **Vic Winton (Vice President)**   **Dianne Barrette**  
[www.TuscanRidgeCHOA.org](http://www.TuscanRidgeCHOA.org)   e mail   [TuscanRidgeCHOA@aim.com](mailto:TuscanRidgeCHOA@aim.com)