



# Countryside Community Club Newsletter

November/December/January 2018/2019



## *Annual Holiday Party Saturday, December 15th*



Come celebrate the joy of the holiday season at Countryside's Annual Holiday Party on Saturday, December 15th, from **5pm until 6:30pm**. All Countryside members are invited to this special holiday dinner consisting of ham, turkey, mashed potatoes and stuffing. To compliment the main course, we ask that each family attending contribute a side dish: salad, vegetable or dessert. Please indicate what you choose to bring upon registering for this event. Santa will be bringing gifts for all the "member" children who attend. Please let us know how many children, boy or girl, and their age.

You can register for this event by calling 744-2403. **Registration deadline is December 10th.**



### **Holiday Hours**

CLOSED Thursday, November 22nd

CLOSED December 24th & 25th

Monday, Dec. 31st 9:00am to 4pm

CLOSED Tuesday, January 1st

### **Christmas Tree**

#### **Decorating Party**

**Thursday, December  
6th at 3:30PM**



All members are invited to help trim the Countryside Christmas tree, an occasion that celebrates the fun of the holiday season. All members are welcome to make tree ornaments to take home. When the children have finished with their ornaments the fun begins, as the holiday tree takes on a new look of sparkling ornaments, ribbons and garland. There will be holiday music, plates of cookies, sweets and holiday drinks. We hope you will join us. **Please register by calling 744-2403**

*The Staff and Board of Directors  
of Countryside Community Club would  
like to wish you and your family a very  
happy holiday season and a safe  
and joyous new year.*

### **Annual Meeting of the Members**

The Annual Meeting of the members of Countryside Community Club will be held on January 8, 2019. Three will be elected for a term of two years. We hope all members plan to attend this important meeting. All dues owed through the end of 2018 must be paid in full by January 8, 2018 in order to be eligible to vote at the Annual meeting.

## Thursday Night Zumba

Zumba involves dance and aerobic movements performed to energetic music. It's the perfect combination of fun and fitness. Dance to great music, with great people, and burn a ton of calories without even realizing it!

**Thursday 6-7 pm  
in the Countryside Recreation Room**

Class fee is \$5 per class or \$40 for 10 classes.  
You can use the \$40 for Yin Yoga or Zumba and you will have up to three months to take the 10 classes.

**Instructor: Kiersten 520-257-0420**



## Yin Yoga

Yin yoga is a slow-paced style of yoga with postures that are held for longer periods of time. Yin yoga poses apply moderate stress to the connective tissues

of the body, the tendons, fascia, and ligaments, with the aim of increasing circulation in the joints and improving flexibility. A more meditative approach to yoga, yin aims at cultivating awareness of inner silence and bringing to light a universal, interconnecting quality. Class fee: \$40 for ten classes or \$5 per class.

**MONDAY AND FRIDAY 9:00AM To 10:00AM**

**TUESDAY EVENING 6:00 To 7:00PM**



## Are you ready to improve your health?

The Countryside Fitness Room is a clean, comfortable, close-to-home gym with everything you need to stay healthy and fit. With regular exercise you can control weight, combat health conditions and disease, improve mood, boost energy and develop better sleeping patterns.

Head on over to the Countryside Fitness Room and start feeling better today.

Members between age 14 and 17 must first have an approved physician's form on file and take the orientation class; class fee is \$20. Certified minors can use the fitness room as long as they are with someone 18 or older who has been authorized to use the room. No guests or children allowed in the fitness room.

## What is Pickleball?

Pickleball is a paddle sport created for all ages and skill levels. The rules are simple and the game is easy for beginners to learn, but can develop into a quick, fast-paced, competitive game for experienced players.

### The Basics

A fun sport that combines many elements of tennis, badminton and ping-pong. Played both indoors or outdoors on a badminton-sized court and a slightly modified tennis net. Played with a paddle and a plastic ball with holes. Played as doubles or singles.

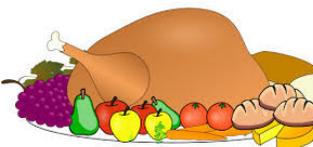
Now that you know what it's all about, contact Liz at:

[Lizmarc5@aol.com](mailto:Lizmarc5@aol.com) if you are interested in playing.



**Members 55 and older are invited to be our guests at our annual Thanksgiving luncheon on Friday, November 9, at 11:30 am.**

We will serve our traditional Thanksgiving meal of turkey, mashed potatoes with gravy, stuffing, vegetables, rolls and pie. Make it a special day by participating in our holiday gift exchange. All you need is a wrapped gift \$10 or less that is suitable for a male or female. Enjoy holiday music and great conversation with your neighbors. Please call the Center at 744-2403 to register.



We need 15 registered members in order to hold the luncheon.

## Highlights

### of the C.C.C.A. Board Meetings for August, September and October 2018

**Approval of Minutes:** *The August, September and October 2018 minutes were unanimously approved by the Board.*

**Treasurer's Report:** *The treasurer's reports for August - October were reviewed and unanimously approved.*

**Management Report** presented by Alice Lyle:

*\* The Board received the monthly collection status reports from PB &J. \*The Board is given an update on accounts in collection with attorney, on payment plans and what is being done to reduce outstanding debt. \*Pool deck repairs will take place once swim season comes to an end. \*Bids for upgrading pool pump room wiring will be presented at the November meeting. \*The Board reviewed three accounting bids. \*Funds from the reserve account were transferred to the operating account to cover summer expenses. \*The annual Labor Day Picnic had a good turn out. \*The Board received a copy of the annual review conducted by Holm and Valenzuela CPA, Inc. \*The 2019 budget will be presented for review at the November Board meeting. \*Joe Dylewski, from Edwards Jones, presented the quarterly investment report to the Board. \*The General Manager's job position and duties will be reviewed by the Board. \*Michael Brandon, Board Treasurer, is no longer able to serve on the Board. \*A reserve study and site inspection will be conducted in November.*

#### **Approved Motions:**

*The Board wrote off \$24,600 in uncollectable debt on members that no longer own property in Countryside due to foreclosure. Debt write-off covers 2014 - 2018 \* An additional \$350 was used from reserves to remove a dead pine tree. \*The air conditioner in the recreation room was replaced at a cost of \$8,215.21. \*Under ground water leak in back parking lot was repaired for \$1,079.41. \*New swings and spinner to be installed. cost \$16,000.*

### 2018 Board of Directors

Frank Cermak-President      John Glavin-Secretary  
Dan Ligocki-Vice President      Duane Wilson-Liaison

## Board Candidates needed for 2019 elections

The association will soon be holding elections for the Countryside Board of Directors, and we are looking for dedicated homeowners like you to help us shape and implement our governing rules, handle association finances, make important decisions that affect the entire community and much more. If you feel you are qualified and would like to serve the community in this way, please call Alice at 744-4614 for more information, or if you would like to speak to the Nominating Committee or a member of the Board. Names need to be submitted no later than December 7th. Working on the board can be an enriching experience and can help you make lasting, positive change to the community.



### Sign In, Please!

We provide a safe and secure environment at our club by having each member and guest sign in when using our facilities. To verify membership at Countryside Community Club, we take photographs of each homeowner and their family members. If you haven't already done so, please come to the club office to be photographed. Adults must accompany children and provide the staff with at least one form of identification. Call the office at 744-4614 with questions.

The CCCA Board meetings are held on the second Tuesday of each month at 7:00 pm in the recreation room. All members are welcome to attend. Those wishing to address the Board need to submit a request in writing five days prior to the meeting. Full minutes of all meetings are available upon request.

### CCCA Board Meeting Dates

All Members Welcome!  
November 13th \*\*\* December 11th

## Association Dues and Late Fees

Your monthly payment of \$40 is due on the first day of each month and becomes past due on the first day of the following month. When an account is past due \$40.00 or more, a late fee of \$15.00 per month will be added to the account.

**For account information call:**

**Cassie at 520-624-1206 Ext. 316**

Mailing address for monthly dues:

**MUTUAL OF OMAHA**

**PO Box 52964**

**Phoenix, AZ 85072-2964**

Checks payable to: Countryside Community Club  
Please write address or account number on check

### Countryside HOA Information

**Countryside Heights HOA**

**ADAM (624-1206)**

**Countryside Villas HOA**

**Cadden Community Management 297-0797**

**Countryside Valley HOA**

**www.countrysidevalleyhoa.com (292-5454)**

**Countryside Terrace HOA CCCA (744-4614)**

### Club Hours

Monday - Saturday 9:00AM to 9:00PM

Sunday 10:00AM - 8:00PM

The pool will close 15 minutes before  
the Center closes.

The pool is open year round.

**General Manager 744-4614**

**Classes and Programs 744-2403**

**Account Information 624-1206 Ext. 316**

**Email: [countrysidemanager@gmail.com](mailto:countrysidemanager@gmail.com)**

**Website: [www.cccanews.com](http://www.cccanews.com)**



**Sorry to report, but the  
Countryside holiday craft fair  
was canceled; not enough  
participation.**

## *Hello Members!*

*As the weather starts to cool down and the days get shorter, that could only mean one thing, the holiday season is quickly approaching. In the next couple of months, members can expect some of our best activities, such as the seniors Thanksgiving luncheon, the tree decorating/ornament-making gathering and the Annual Holiday Party, featuring Santa himself. By the end of November, the new swings and spinner will be installed, just in time for the winter school break. Please remember, we have a wide variety of sports equipment available to check out while spending time at Countryside. In January, the election of the Countryside's Board of Directors will take place. Voting is so important, so hopefully you will attend the Annual Meeting on January 8th, or return your absentee ballot.*

*I look forward to seeing you all as we head into cooler weather and holiday fun.*

***Alice Lyle, Countryside General Manager, 744-2403***

### Reserve study scheduled for November.

The responsibility of the Board of Directors is to maintain, protect, and enhance the value of the assets of your homeowners' association and the purpose of a reserve study is to provide an independent, expert opinion of the annual reserve contributions necessary for the repair or replacement of the property components as they wear out during the life of the development.

The reserve study consists of a physical or engineering analysis of your association's common elements and a financial analysis that determines a long-range funding plan. This is done through a thorough review of the legal documents of the association as well as a visual review of the property to verify the existence and the condition of the reserve assets. The reserve study is designed to eliminate special assessments by ensuring that sufficient funds are available when property components need to be repaired or replaced. Elimination of special assessments offers peace of mind to owners and reduces claims of financial mismanagement.

The advantage to homeowners is knowing their investment in their home is being managed responsibly.