

Countryside HOA

Newsletter

Jan 2026



HOMEOWNERS ASSOCIATION

What you'll find in this newsletter

- Board Members + Contact Info
- **NEW** HOA Board Open Position
- **NEW** Reminders + Updates
- Park and Maintenance Updates
- Helpful Tips + Reminders
- Staying Connected (*Facebook Group*)
- Feedback & Communications
- Local Sponsors - **NEW** sponsor

NEW HOA VICE
PRESIDENT NEEDED,
MORE INFO ON PAGE 2

REMINDERS / EVENTS

PAGE 3: NEW UPDATES

Please read page 3 in full to receive current updated info / concerns / reminders.

April 14th Quarterly HOA Meeting

Quarterly meetings are held on the second Tuesday in January, April, July, and October @ 7:00pm via Zoom.

>>> HOA CONTACTS

HOA BOARD MEMBERS



NEW PRESIDENT / OFFICER

Dave Simpson: 605-390-6117



VICE PRESIDENT / OFFICER NEEDED

SECRETARY / OFFICER

Sheila Hoyer: 760-902-9473

TREASURER / OFFICER

Frank Stehly: 605-431-6464
frankolste@aol.com

COMMUNICATIONS / NEWSLETTER

+ FACEBOOK ADMIN

Paige Wilson: 605-789-9522
paigeleaf30@gmail.com



HOA MAILING ADDRESS

Countryside Homeowners Association
5110 Waxwing Lane
Rapid City, SD, 57702

GROUNDSC & MAINTENANCE

Tom VanVlack: 605-484-0797

ARCHITECTURAL CMTE

Ed O'Leary: 605-431-1061

RECORDS CMTE

Pete Jensen

BOARD MEMBERS

Chad Tipton
Tony Fischer
Corey VanVlack
Tim Crawford
Doug Traub
Laurie Traub
Carol Birch



Big thank you to our former President,
Doug Traub, for donating your time over
the last few years as our HOA President!

We now welcome Dave Simpson as our
new HOA President, and we thank you
for your time and energy as well!



>>> ROLL CALL

HOA VICE PRESIDENT 2026



Our former VP was Dave Simpson, but he is taking over
for Doug Traub as President. **If you want to become
the 2026 HOA Vice President or have questions,
contact Doug Traub at 605-391-7641.**

>>> ROLL CALL

BOARD MEMBERS

Want to get more involved in the neighborhood?
Feel free to contact any of the board members to
learn about our positions.

>>> ROLL CALL WELCOME COMMITTEE

We are seeking more volunteers to help welcome new residents into the neighborhood. This will help cover
your local area, ensuring new residents know what our neighborhood offers and giving them a warm welcome
to our beautiful community. Contact Paige Wilson if you are interested or have questions.

*Looking for people to help welcome new residents on Waxwing Ln, Crossbill Cir,
Kingbird Ct, Raven Cir, Raven Ct, and help with Tanager/Tanager Ct.

Current Welcome Committee

Pinon Jay Cir - Mary Dowse / Meadowlark Dr - Laurie Traub + Jane O'Leary / Tanager Dr - Paige Wilson



REMINDERS + UPDATES

»» URGENT

HOA FEES PAST DUE

TEN unpaid HOA dues remain. A **\$40 late fee is added to those who have not paid, and you will receive a final letter before it's sent to a collections agency.** For any questions, please contact our HOA Treasurer, Frank Stehly, at 605-431-6464 or email frankolste@aol.com.



MAIL HOA FEES TO: Countryside Homeowners Association, 5110 Waxwing Lane, Rapid City, SD, 57702

»» UPDATE

HOA WINDSTORM DAMAGE



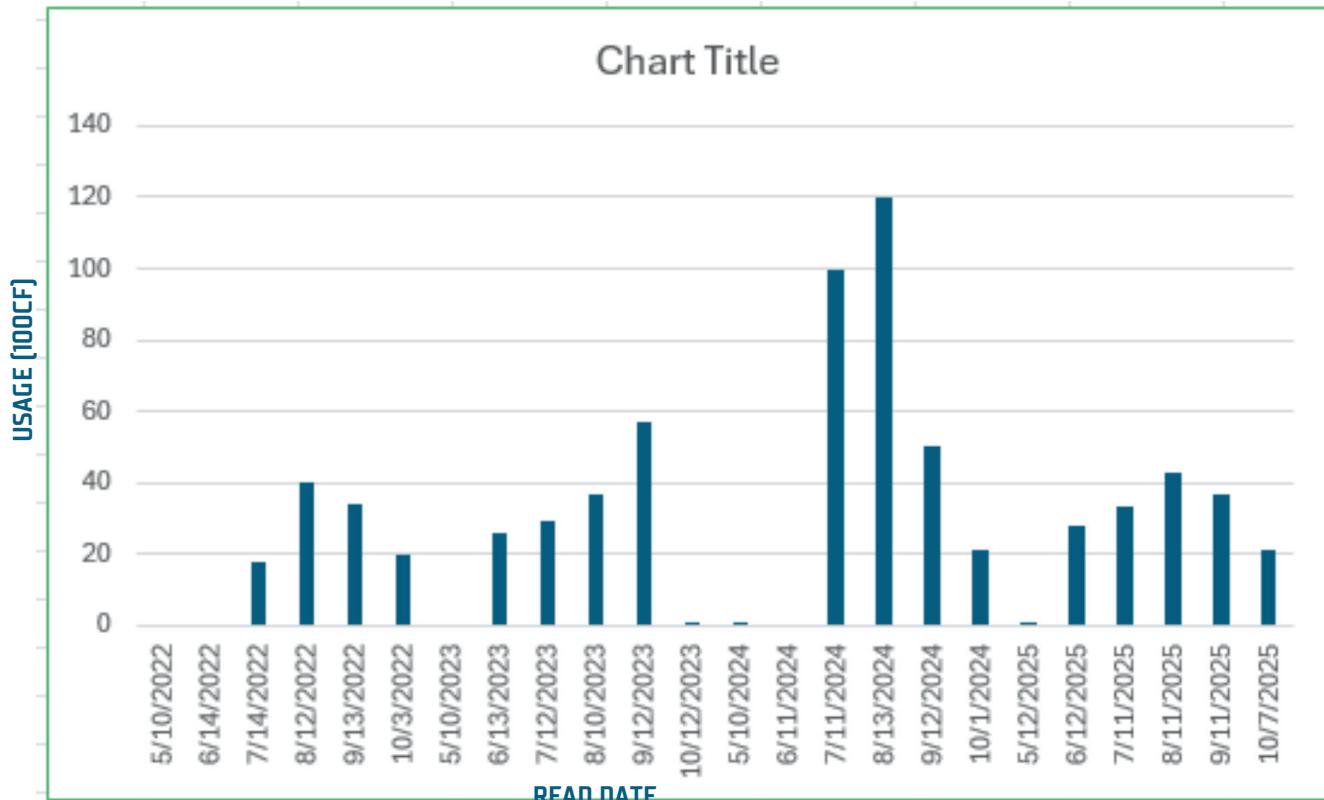
On the HOA property, there was no danger to homes or property. However, there were several damaged trees on the HOA property. Using the HOA fees, we paid \$23,619 for tree removal.

»» UPDATE

PARK WATER USAGE



Doug researched rainfall data for last year compared to 2024. He reported that we received four inches more rain in 2025 than in 2024. Consequently, our water usage per month was two and one-half times less than in 2024. Turning off the water system when rain was predicted, along with an additional 4 inches of rainfall in the summer months of 2025, reduced our water usage by 50%. The plan is to continue to adjust the system for the greatest economy in 2026. Dave will research whether there is an irrigation clock that accepts 19 zones. It would provide real cost savings.



»» ATTENTION

DAMAGED MAILBOX

The Postal Service will repair these. The owner's mail will be held at the post office and delivered after the boxes are repaired.

>>> NEIGHBORHOOD REMINDERS

HELPFUL TIPS FOR NEW RESIDENTS & REMINDERS FOR THE SEASONED ONES



Walkers / Runners: As it gets darker and we don't have street lights, please make yourself visible. Wear reflective gear or carry a light when you are outside on the streets.



LAWN LIGHT POLES: Our individual lawn light poles are intended to provide safety and security for all our residents in place of large city street lights. Please make sure your lawn light pole is in working condition and stays brightly lit.



PARK / COMMON AREAS: Residents can enjoy the park and walking paths throughout the community. Please be kind and pick up after yourself & your pets.



HOA FEE: The Countryside HOA fee is \$140 billed annually in July and due by Aug 1st.



HOA QUARTERLY MEETINGS: Quarterly Zoom meetings are held on the 2nd Tuesday in January, April, July, and October. Reach out to a board member if you want the Zoom link (sent via email).



TRASH DAY ON MONDAYS: The city provides trash & recycle bins. They should face the street and be placed at least 4 feet apart. The 4ft distance provides ample room for "the claw" and prevents close trash cans from being knocked over.



YARD WASTE: city code prohibits the deposition of grass clippings, leaves, and vegetation on the street, in your neighbor's yard, or in places like the community park



WATER: Countryside was annexed into the city in 2016. The city bills trash and water together, and water charges are based on usage. Contact the city for any concerns with water, trash, or recycling. **Keep your bill to use as a free pass to the city dump!**



STREET PARKING: Per our covenants, on-street parking is restricted to emergencies, deliveries, and guests. No overnight parking on streets is permitted.



WILDLIFE: Fun to watch, but feeding the deer and turkeys is strictly prohibited.



MAILBOXES: You can have your mailbox re-keyed at the USPS if needed.



ANNUAL EVENTS: Each spring, there is a community garage sale and an annual clean-up – watch your mailbox, newsletter, and Facebook for dates.



PARK MAINTENANCE: Reminder the toys are available for everyone to use. If an adult notices a broken toy, please remove it. Additionally, sandbox toys can be donated.

SLOW DOWN | 25 MPH



Our neighborhood speed limit is 25 MPH, but please slow down near the park and when you see our neighbors walking/riding on the sides of the street.



PET PICKUP



This is a friendly reminder to pick up after your fur babies.



POTHOLE

Watch out for potholes while walking. If you'd like to report one to the city, call 605-394-4152 or email pothole@rcgov.org. *More reports could help get it fixed.

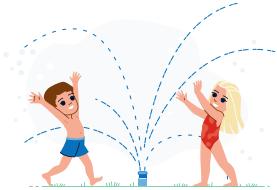


>>> CITY REMINDERS

HELPFUL TIPS FOR NEW RESIDENTS CONT. & REMINDERS FOR THE SEASONED ONES

WATERING RESTRICTIONS

- No watering will be allowed from 9am - 6pm, daily.
- Odd-numbered addresses will be allowed to water on odd-numbered calendar days.
- Even-numbered addresses will be allowed to water on even-numbered calendar days.
- No outside watering is allowed on the 31st day of any month.
- Manual watering with a handheld hose, bucket/sprinkling can, or similar containers is allowed.
- Water conservation measures are utilized from June 1-August 31 each year under normal status conditions.
- Status conditions include normal, concern, alert, and critical stages, which are determined by the water levels and inflows to Pactola Reservoir.
- For more information, contact the Rapid City Water Office at 605-394-4162.



HAVE WATER ISSUES? >>> City hotline 605-394-4125

If you find yourself in a situation where you don't have water, please let the city know ASAP. The neighborhood may have a water main break, and the city may have to shut the water off to fix the issue, which may affect many residents. After calling it in, would you be so kind as to post it on our neighborhood FB page to let other neighbors know? You may have insider information that could help your neighbors! Who knows? You may find that another friendly neighbor has already posted about it.

FIRE MITIGATION GRANTS / NEED A TREE REMOVED?

Do you have old trees on your property that need to be trimmed or removed? There is a grant for that! Go to our HOA website at rccountrysidehoa.com. Click on the third tab, "Fire Mitigation," download the PDFs to your computer, complete them, and send them to Lieutenant Eric O'Connor. **Please do not send grant applications to the HOA.**

Email: Eric.OConnor@rcgov.org

Phone: 605-390-4114

Note: you can read more about how to burn wood under the website's "Fire Mitigation" tab. Download the PDF titled "Wood Burning, Air Quality Control Division."

CARCASS PICKUP



UPDATE with new contact number. To report a wildlife issue, such as a lost baby or dead animal, call Game Fish & Parks at **605-394-2391**.

>>> STAY CONNECTED

HOA FACEBOOK & WEBSITE DETAILS

HOW TO JOIN OUR FACEBOOK GROUP

Join our private RC Countryside HOA Facebook page! It's a great way to stay connected in our neighborhood, hear about upcoming events, and, most importantly, post questions or concerns (like losing an animal). Examples posts:

- Rogue pets
- Rattlesnake spotting
- Water issues
- HOA reminders

STEPS TO JOIN

- Visit Facebook and search for the private group
 - www.facebook.com/groups/rccountrysidehoa
- To be vetted into the group, you must answer the qualifying questions to verify Countryside (North) residency. **Your request will be denied if you do not answer the qualifying questions.**
 - If you have problems joining the group or know someone who does, please call/text Paige Wilson at 605-789-9522, and we can resolve the issue quickly.
 - Note: Paige typically approves within 48 hours. If it's urgent, reach out ASAP.

FOLLOW US

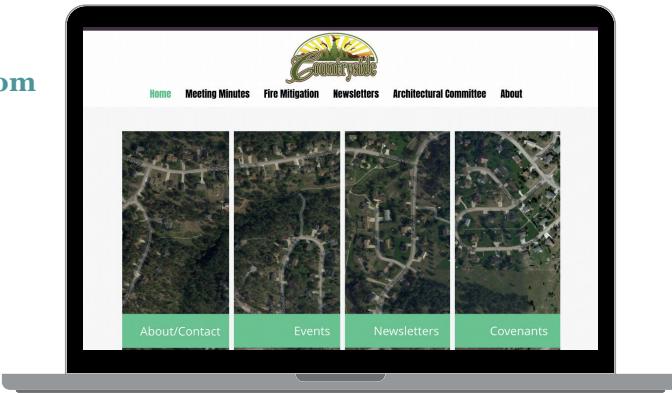


CHECK OUT OUR HOA WEBSITE

You can find the website using the link rccountrysidehoa.com

What you can find on the website:

- Meeting minutes
- Fire mitigation grant details
- Previous and recent newsletters (*pdf version*)
- Architectural committee
- Events
- Covenants
 - **Reminder: please respect the covenants**



>>> HOA FEEDBACK

IMPROVE OUR NEIGHBORHOOD & COMMUNICATION

We love where we live and are always open to new ideas on improving our neighborhood and the lives of all our residents. If you have ideas, your board members would love to hear them.

1. Come to one of our quarterly HOA meetings
2. Share your concerns with the board in a respectful manner
3. Provide the board with possible solutions or seek the board's advice

Supporting Local Businesses + Your Neighbors



THE KAHLER Team
REAL ESTATE

2401 West Main Street
Rapid City, SD 57702
Each office is independently owned and operated

kw BLACK HILLS
RELLERY/REAL ESTATE

Shauna Sheets
Broker Associate
(605) 545-5430

Peter Jensen
Broker Associate
(605) 484-6713

BLACK HILLS Pediatric Dentistry

605-341-3068
700 Sheridan Lake Rd
Rapid City, SD 57702
bhpediatricdentistry.com

Your neighborhood pediatric dentist, Andrew Wilson.



CONTACT US

If you are a Countryside Resident, you can advertise your business here too! Starting at \$40/year.
Please contact Paige Wilson at rccountrysidehoa@gmail.com or call/text her at 605-789-9522.



WARNE

605-342-7644

**2610 COMMERCE RD.
RAPID CITY, SD
57702**

**LAWN CARE
TREE CARE
PEST CONTROL
NOXIOUS WEED
BARE GROUND WEED
AG & PASTURE
AQUATIC WEED & ALGAE**

My name is Victor Gust, and I have been a resident of Countryside since 1995. I am the owner and CEO of **Warne Companies**, a locally operated company specializing in Lawn Care, Tree & Shrub Care, Pest Control, and Noxious Weed Control. Our company is dedicated to promoting the health and longevity of landscapes throughout the region, supported by a team that includes Certified Arborists and licensed lawn care professionals. In addition to our full-service programs, we also offer commercial-grade products and DIY solutions for homeowners who prefer to maintain their own properties.



5110 Waxwing Lane
Rapid City, SD 57702



>>> URGENT TOPIC

HOA FEES WERE DUE AUG 1ST

The \$140 yearly HOA fee was due August 1st. **A \$40 fee is added for late payments received after 8/1/2025** (now making it \$180 for the late houses). If you have not paid and never received a notice, please get in touch with the HOA Treasurer, Frank Stehly, at 605-431-6464 or email frankolste@aol.com.

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MAIL HOA FEES TO
Countryside Homeowners Association
5110 Waxwing Lane
Rapid City, SD, 57702