

Velda Rose Gardens-Countryside Property Owners Association

Who and What We Are

Information for New Members

This historical summary may help you to understand Who and What We Are and how we got to where we are today....

Velda Rose Gardens Property Owners Association was organized in 1972 as a Non-profit Corporation by the Lot Owners residing in Velda Rose Gardens subdivision to take over ownership of the Clubhouse and Swimming Pool from the bankrupt developer, and to assume the responsibility to maintain the common property belonging to the Lot Owners and enforce the Deed Restrictions running with the land.

Although the original design was to include the property on Aspen and Alder as well as the property south of Baywood, the development known as Velda Rose Gardens Unit No. 1, ended with 116 lots. These include the lots on both sides of Aspen, Arcadia and Arbor and a few on the West side of 56th Street and a few on the East side of 54th Street. Two lots (115 and 116) were created by taking the west 65 feet from the Parking Lot Area. The civil engineer who did the surveying took lots on Baywood west of Lot 116 in payment of his fees, but these lots are described by meets and bounds and do not belong to either Velda Rose Garden or Countryside. (Lot 118 has since joined us.)

In 1979 a new developer acquired the vacant property on the north side of Baywood and all properties south of Baywood between 56th Street and the Maricopa Floodway. The property was divided into 63 lots and was called Countryside. These lots carry the same basic Deed Restriction as those in Velda Rose Gardens. In addition, the developer entered into a contractual agreement with Velda Rose Gardens Property Owners Association which then owned the Clubhouse and Swimming Pool, which agreement obligated the owners of Countryside Lots to become members of the association with the same rights and privileges, and with the same obligation to pay the monthly assessments levied to acquire and pay for the upkeep of the common property.

In 1984 the Articles of Incorporation were amended to change the name of the Corporation to Velda Rose Gardens-Countryside Property Owners Association. There are no stockholders in a Non-profit Corporation, only members and each member has only one vote. A member is defined as an individual or family lot owner in Velda Rose Gardens or Countryside subdivisions, whether title is held by deed or by trust. Membership is further limited to individual and family owners. Developers, companies and speculators holding more than one lot shall not have membership privileges. Each individual or family member is limited to a single vote even though more than one lot may be owned by that individual or family...

Members from both Velda Rose Gardens and Countryside may vote in any membership meeting. However, only a property owner holding title to a lot in Velda Rose Gardens can vote to amend the Deed Restrictions for that subdivision, and only a property owner holding title to a lot in Countryside can vote to amend the Deed Restrictions for that subdivision. Such amendments must be made in recordable form, which means that each property owner must sign a ratification and consent document for such a change. Any proposal to make such changes by a simple vote of the members is out of order.

The statutory Annual General Membership Meeting of the Corporation for the purpose of electing Officers and Board Members responsible for conducting the affairs of the corporation is held on the third Monday in January. Two mandatory meetings of the members are held on the third Monday in March and the third Monday in November...