



VILLAS VOICE

Countryside Villas Newsletter

May 2021

Countryside Villas website: <https://countrysidevillas.nabrnetwork.com/home.php>

Countryside Villas HOA Manager:
Geoff Obral (520) 297-0797 x 321
gobral@cadden.com

Cadden Community Management
1870 W Prince Rd, Suite 47
Tucson, AZ 85705

HOA BOARD OF DIRECTORS

PRESIDENT

Monica Alponte (520) 301-4483
CountrysideVillasHOA@yahoo.com

VICE PRESIDENT

Tom Pratt (520) 271-8646

SECRETARY

Janet Horton

TREASURER

Tom Pratt

DCC&R / ARC COMMITTEE

Tom Pratt, Maryanne Moriarty

LANDSCAPE COMMITTEE

Monica, Janet Horton, Tom Pratt

WELCOME COMMITTEE

Sherrie Pratt

PARKING PERMITS:

Tom Pratt (520) 271-8646

NEWSLETTER: Monica Alponte
Send reports, news, photos, ideas to
CountrysideVillasHOA@yahoo.com

HOA
Meeting



ANNUAL HOMEOWNERS MEETING:

Thurs, May 27, 2021 6:00pm

(please arrive at 5:45pm for registration)

Annual Meeting will be held in-person at:

Countryside Community Center (Clubhouse)
9151 N Bald Eagle, Tucson, AZ 85742 (520) 744-4614

IMPORTANT MESSAGE: PLEASE VOTE!

The Villas needs your vote to meet the required quota. If we don't receive the minimum number of votes, we'll have to hold another meeting increasing HOA expenses. So please vote!

CANDIDATES FOR THE BOARD:



- Tom Pratt
- Monica Alponte
- Janet Horton
- Betty Shapiro

(Homeowners will receive their ballot in the mail this week)

Homeowners can mail their ballots in the envelope provided or bring them to the annual meeting.

If you cannot attend make sure to mail your ballot by May 24th

1. President's Report

Recent changes to HOA Board Directors and Committee Members

- Matt Dadasiewicz stepped down as Vice President, Tom Pratt appointed Vice President
- Sherrie Pratt appointed Chair of the WELCOME Committee
- Tom Pratt appointed Chair of the DCC&R/ARC Committee
- Maryanne Moriarty joined the DCC&R.ARC Committee



TREE SERVICE



2. The Board voted unanimously 4-7-2021 to hire **Action Yard & Tree Services** to provide all 3 services: **Irrigation, Tree Service, Landscape Maintenance.**

- They beat all bids, can start immediately, 1-stop shop: Irrigation, Landscaping, Tree Trim
 - **Irrigation:** Full restore irrigation, everything replaced except PVC
 - Holds "**Special Dual CR21 Hardscaping & Irrigation Systems License**"
 - **Tree Trimming:** Arborist able to trim trees 10' feet and above, 41 trees in need total
 - **Landscape Maintenance:** crew of 3 for four hours **per week***
*BrightView (previous landscapers) came only 2x per month, didn't have Arborist
 - In business 13 yrs **A+ Rating with Better Business Bureau** 0 complaints
(BBB customer reviews are not used in the calculation of BBB Rating)
 - **4.5 stars out of 5 star rating (129 Google reviews; 23 Yelp reviews)**
- Irrigation repair/restore began mid April; Action is replacing all poly with long lasting PCV pipe, all new valves, timers, spaghetti, and hardware. (job completion takes 5 weeks.)
 - Irrigation was made operational by the 3rd week to save our plants in time for mid-Spring bloom, and allowing time for new plants to get established before summer weather starts.
 - Arborist trimmed 38 trees, 3 dying trees were removed (2 Sweet Acacias and 1 Palo Verde)
 - Action landscapers to start end of May after irrigation is completed.

3. **Villas' Volunteer yellow-Vest Crew is clearing out prickly pear cactus patches and replacing with Agave; and planting and replacing flowers and plants requested and chosen by homeowners who lost plants. Looking for more volunteers if you can spare a couple hours per month please call Tom Pratt (520) 271-8646**

(Homeowners can choose from native plants in the 3 catalogs below):

1. SHRUBS/BUSHES <https://www.amwua.org/plant-category/shrub>
2. CACTUS <https://www.amwua.org/plant-category/cacti>
3. SUCCULENTS <https://www.amwua.org/plant-category/succulent>

HOMEOWNERS INTERESTED IN REPLACING THEIR PLANTS CLICK HERE for instructions:
<https://tinyurl.com/fr3pe38k>

4. YEARLY TAXES / AUDIT to be completed in May

5. Villas' Board members attended Cadden's online Board of Directors Training 4-28-2021 6-7pm "Open Meeting Laws," Michael S. Shupe, Esq. →



6. ITEMS tabled for next Board meeting

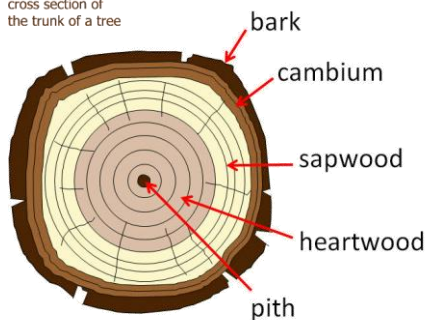
- Set date to install signs for speed bumps and visitor parking
- Landscape cleanup party, replenishing plants and decorative rocks
- Replenishing plants, plant directory for homeowners,
- Discuss dogs unleashed, Dog Waste Station, loose cat hunting neighborhood yard birds
- Welcome Packets for new homeowners
- Neighborhood Watch
- Parking violation notices
- Onsite contacts
- Website links

7. Sweet Acacia at Joanna & Camino de Oeste to be replaced with 3 new Sweet Acacia, unfortunately 2 had to be removed due to being overrun and killed by mistletoe. →

TEP Tree Program: 3 trees \$5 each, can pick up at local nursery. Through the TEP Program, we'll be replacing the Sweet Acacias along Camino de Oeste killed by mistletoe (RIP May 2021)



cross section of the trunk of a tree



Mistletoe cannot simply be cut away, the entire branch it's growing inside of must be removed. If mistletoe is growing deep inside every branch then the tree has to be cut down since every branch would have to be removed.

Mistletoe is a parasitic plant; it's seed is distributed by birds either in their feces or due to the stickiness of Mistletoe berries and seeds.

Mistletoe grows its roots into the bark's cambium layer where it siphons off water and nutrients, weakening the tree. A mature tree can withstand a small amount of mistletoe, but if it spreads profusely the tree will eventually die, one limb at a time (SEE PHOTO ABOVE).

II. Landscape Report

Mid-Spring Bloom in the Villas! Thanks to Action Yard & Tree Services getting the Villas' irrigation system operating, many plants are blooming that haven't bloomed for years.





- *New Landscapers (Action Yard & Tree Services) to start end of May after irrigation is completed; in the meantime ENJOY MID-SPRING BLOOM in the Villas, as plants are given a much needed break from over-pruning by previous landscape company.*
- *New landscapers will be coming once per week, the day of the week to be announced later and will be posted on the website as soon as that day of the week is determined.*

Before and After

1. Downed cholla cactus at end of Doria reported by homeowner. *(Removed 4-8 -2021)*



2. Dead saguaro in common area (Lessing Ln) reported by homeowner. *(Removed 4-7-2021)*



3. A 9' ft 2x4 dumped in common area (Lessing); removed, cut, safely disposed 4-12-2021



4. The Board contacted Comcast to repair cable pedestal (Carolanne & Camino de Oeste)

BEFORE (wires exposed due to car accident years ago)



AFTER (cover now installed)



5. Villas' Volunteer yellow-Vest Crew – pruned Yucca (corner of Joanna & Doria)

BEFORE



AFTER Irrigation restored and pruned by hand w/o tools)



6. Saved dying Bush with 2 weeks of hose soaking, then hand pruning (corner Carolanne & Doria)

BEFORE (after 2 weeks watering top became green again)

AFTER (dead branches removed by hand without tools)



7. Restored 3 trees with hose soaking for 2 weeks then hand pruning (corner Carolanne & Doria)
BEFORE (after hose soaking 2 weeks) **AFTER** (pruned by hand without tools)



8. Removed rotting prickly pear, dead vegetation kept healthy standing portion to rejuvenate (corner Joanna)
BEFORE **AFTER**



9. Removed debris, dead bushes and prickly pear from common area (behind Doria along Camino de Oeste)
BEFORE **AFTER**



III. DCC&R / ARCHITECTURAL REPORT

1. **The Annual Walkaround (Countryside Villas Annual Inspection)** was done on Saturday, April 24th this year. Repair notices will be sent in the coming weeks to the individual homeowners explaining the repairs needed.

Sat 4-24-2021: The DCC&R Committee completed the 2021 Annual Walk Around

- Many homeowners made repairs and touch-ups before the inspection in anticipation of the Walk Around and as a result either have no maintenance issue to address or a very minor touch-up or repair.
- The majority of letters going out will be *"repairing and painting utility cabinets," "painting light fixtures and gates," "painting stucco trim," "painting garage doors," "repair and painting garage door vinyl/wood trim."*
- 59 of the 72 total homes in the Villas were noted as needing at least one minor touch-up or repair, but all in all homeowners are taking very good care of their property THANK YOU!
- The home values in Countryside Villas continue to climb while many other HOAs are staying the same; last week a home in the Villas sold for \$225k, and there is a waiting list to buy.
- Homeowners cited will receive a letter in May giving details of what they need to address.
- If you're a member of the free NEXTDOOR blog you could find a handyman there for a reasonable cost → <https://nextdoor.com/>

If you get a letter and have any questions or need help or tips or need a time extension please email Manager Geoff Obral or call Tom Pratt (520) 271-8646

2. **PAINTING METAL CABLE PEDESTALS, ELECTRIC PAD MOUNTS** 90% done and the few remaining will be completed during May 2021 by the Villas' Volunteer yellow-Vest Crew.



3. PIMA COUNTY Maintenance Reports: Status

NOTE: Pima County no longer takes requests by phone, you don't have to be on the Board to make a request for maintenance/repair anyone can make a request here:

<https://tinyurl.com/3ma56449>

a) Reported 4-5-2021 Doria drainageway → <https://tinyurl.com/uh6vy4kj> (pending)

b) Reported Doria alley → <https://tinyurl.com/5cew4xuz> (denied)*

*PIMA denied our request to pave and paint alley and poles, but said HOA can paint them ourselves

c) Homeowner reported shrubbery/trees blocking visibility when exiting the Villas turning left onto Camino de Oeste Report → <https://seeclickfix.com/issues/9719184>

They did cut some of the vegetation but the Board called to ask them to trim back more (pending)

IV. NEIGHBORHOOD NEWS

1. Welcome Committee

- *New to the Villas, have questions, would you like a welcome packet? contact Geoff or Tom*
- *If you have a new telephone number and especially if you have a new emergency contact number and/or email please contact Geoff.*
- *House at 4855 Matilda up for sale currently showing the house, one prospective buyer has reached out to the Board for more information on living in the Villas*
- *Homeowners may find helpful info, new friends, contacts for handymen and contractors at the blog "NEXTDOOR," a secure environment where all neighbors are verified. Instantly connect with your neighborhood. If interested can sign up here → <https://nextdoor.com/>*



2. Rattlesnake Season is here: Snake-proof your home & yard

← **NOTICE black & white striped tail: this is for sure sign it's a rattlesnake.**

- * 4-14-2021 Homeowner on Doria found rattlesnake in yard by faucet
- * 4-12-2021 Homeowner on Doria, dog bitten by rattlesnake in yard
- * 911 no longer removes rattlesnakes from yards, must call private service

- **Most homeowners along Doria wash have not rattlesnake-proofed their yard. Please rattlesnake-proof your gate and yard, young rattlesnakes can easily enter in 1/2" openings, make sure your wire mesh is no bigger than 1/4" wide watch shocking video here→ https://www.youtube.com/watch?v=_zO80hoPvfE&t=148s**
- There is rattlesnake-avoidance training for your dog <https://tinyurl.com/28y4bya6>
- **Call 520-308-6211 for removal 24 hrs, 7 days a week, they also give free estimate for rattlesnake-proofing your yard/home <https://www.tucsonsnakefence.com/index.php>**
- Another rattlesnake removal center: <https://desertwildlifeservices.com/snakeremoval.htm>
For snake removal, call (520) 668-8691 or (520) 743-1411.
- **Make sure to keep an eye on the rattlesnake while you call so you will know where it is when they get there to remove it**
- See sample of **front gate snake-proofed at 4907 Doria**, sides and bottom must be covered so there's no gap larger than 1/4", cover gate grills they provide snakes easy access
- Keep rattlesnake removal companies phone numbers programmed in your phone and posted in conspicuous place in your home so you can call immediately if you spot one without having to take your eyes off it so you'll know its location when they get there to remove it.