



Countryside Villas Newsletter

Villas Voice

Summer 2023

Countryside Villas HOA

Managed by: Belinda Taylor

BT Taylor Enterprises

P.O. Box 91432, Tucson, AZ 85752

Office 520-744-5321 Cell 520-360-7204

Email: [belinda.taymade@gmail](mailto:belinda.taymade@gmail.com)

Monthly Dues: \$56.86 per month

Due 1st of month, late fee after the 15th

Mail to and make payable to:

“Countryside Villas”

PO Box 63215, Phoenix AZ 85082

or pay online at www.CIT.com

or use your bank's Bill Pay

HOA Board of Directors:

-President: Monica Alponte

-VP/Treasurer: Janet Horton

-Director/Secretary: Morgan Bemis

Contact the Board:

Tel: 520-301-4483 **Email:**

CountrysideVillasHOA@yahoo.com

Committees:

Volunteers needed! Contact the Board

Landscaping: Janet, Morgan, Monica

DCCR: Brian, Dave, Monica, Maryanne

Parking Permits: Contact the Board

Welcome: Brian, Monica, Barb

Newsletter: Send ideas to the Board

B&C Towing: 520-744-1867

Walkaround Inspection Recheck (Oct 2023)

The manager sent out courtesy notices to 68 homeowners in need of maintenance; most have replied by either fixing the issue or asking for an extension due to financial reasons or summer heat. Please complete maintenance items by Sept 30. If you need help or have any questions please contact the Board.

Countryside Villas Continue to Rise in Value

Owning a home in the Villas provides a good return on investment. Reasons are the pride of the community in keeping their homes well maintained—including the front, back, and side of their property; its quiet streets, walking trail, spacious visitor parking, and colorfully maintained landscape. The Villas are “[Patio Homes](#)” (smaller single-family homes with yards and patios but don't share attached walls with their neighbors like condos or townhomes). *Median price single family homes (\$359k) vs. median price for the Villas, condos, townhomes (\$252k)** A single family home with the lower cost of a townhome or condo makes the Villas an attractive option. **Villas [Google listing](#) averages 50-173 visits per month.** Homes for sale in the Villas sell very quickly.

**Tucson Housing Market Report 2023 (Tyler Ford/EXP Realty); (Redfin Real Estate)*

Welcome to the Neighborhood!



Welcome Vincent & Briana! ~ Welcome Arran & Noeh!

We welcome you to our community. Over the coming months we look forward to meeting you, whether it be walking down the street, at the pool, mailbox, a meeting, or community activity!



President's Report (Summer 2023)



- [Villas website hosting](#) renewed for 1 year, goDaddy.com (June 2023-June 2024)
- Villas old corporate seal & inker replaced by [original manufacturer](#) (no cost to HOA, Amazon promotion, June 2023)
- Villas files (1984-present) stored in cardboard boxes were transferred into 2 new heavy-duty plastic file letter bankers containers; waterproof and rodent proof (no cost to HOA, paid for by Amazon business promotion, June 2023)
- 5 parking permits issued to homeowners; 3 having repairs done to home, 2 for out of town visitors (June & July 2023)
- 1 vehicle towed (homeowner parked along apron) (July 2023)

LANDSCAPING: (if you have any landscaping issues please contact the Board)

- Installed "straight emitters" (6-port manifolds) for extra hydration of lantana in the 3 outlet flower beds along Doria (July 2023)
- Increased irrigation timers to 30 min 2x per day for summer (June); Reduced to 1x per day (Aug) (in Oct will reduce to 10 min)
- 5 irrigation leaks repaired (2 at Carolanne residence; 3 at Doria entrance common area) ¾" tubing not PVC. (July 2023)
- Landscapers continue to maintain 10 ft of wash clear "fire fighter defensible space" (10 ft is measured starting from fence)
- More agave planted in common area along Lessing & Matilda—agave donated and planted by Board member (June 2023)
- 10 assorted [Native Trees purchased through TEP](#) to be planted in common areas, donated by Board member (Sept 2023)
- Landscaping costs throughout Tucson going up significantly. The Board got 4 bids: \$1500, \$1800, \$2000, \$2500; (per month).
- Current landscapers—MSM-Go Landscaping are \$1200/mo since 2021, they submitted the lowest bid @ \$1500 (to start Sept)
- Oro Valley's water meter blew a gasket (Doria & Lessing) (7-13-23). Thanks to the diligent homeowners who reported it immediately to Oro Valley Water who came and repaired it within minutes (no cost to the Villas) [WATCH VIDEO HERE](#)



➤ Welcome Packets for new homeowners updated (July 2023); to include these 8 docs:

1. [COVER SHEET](#) (pdf);
2. [Payment instructions](#) (pdf);
3. [Brochure/Newsletter quick Reference sheet](#) (pdf);
4. [Parking Rules & Towing Amendment](#) (pdf);
5. [Rules and Regs](#) (pdf);
6. [DCCRs HIGHLIGHTS](#) (pdf);
7. [PAINT COLOR SWATCHES with discount coupon](#) (pdf);
8. [Homeowner registration form](#) (pdf).

- (Hardcopies are inserted in BLUE presentation folder w/pockets and mailed or hand delivered to new homeowners)
- All 8 docs also available on [Villas website homepage](#) (scroll down to "Welcome Packet for New Homeowners")

IF YOU DIDN'T RECEIVE A WELCOME PACKET WHEN YOU MOVED IN AND WOULD LIKE ONE PLEASE CONTACT THE BOARD

- DCCR Repainted 15 Comcast, Century Link metal pedestals & electric meter boxes ([RUSTOLEUM, Moss Green](#)) (July 2023)
- Missing parking & towing sign found lying on ground in common area—reinstalled west side Joanna hammerhead (July 2023)
- Towing sign at end of Doria damaged by driver is stabilized for now; new post from B&C Towing still pending (August 2023)
- 2 solar lights to illuminate mailbox cluster stolen; replacements to be permanently affixed to rock to be installed (Sept 2023)
- August Board meeting cancelled due to health and heat reasons. To be rescheduled [check website for date & time.](#)
- Financial reports available anytime upon request—[contact Manager](#)
- Paving Fund started for Villas paving project 2025 (Sept 2023)
- Newsletters will continue to be emailed and also posted on the website; when possible, delivered to each homeowner's gate.
- AZ Certified Backflow Testers to perform required yearly water backflow tests (Sept 2023)
- Plans to install removable bollards at entrance alley on Doria (depending on 2024-2025 budget); in the meantime, one bollard was made removable (Feb 2022) to suffice being compliant for emergency vehicle service access to the Doria wash.



Trash pickup: Tuesdays (put cans out Monday after 5pm), Trash cans may not be left out for more than 36 hours. Please remember NOT to schedule maintenance on trash day; if your contractor vehicle blocks any portion of the street the trash truck won't be able to pick up our trash. Holiday pickup is delayed by 1 day: New Year's Day, July 4th, Thanksgiving, Memorial Day, Labor Day, Christmas ~Republic Services (520) 745-8820

Trail behind Doria: 10 feet behind the homes along Doria wash is common area maintained by the HOA. Enjoy walking the trail! Please keep in mind it's also the home of desert wildlife (coyote, rattlesnakes, bobcat, javelina, hawks, owls) so always keep your dog within sight and on a leash, as predators do roam especially in the morning and at dusk—all of which is often captured on Doria backyard wildlife camera.



If there's a **Rattlesnake** *inside your house* call 911.

If the rattlesnake is **outside** your home call **Rattlesnake Solutions 520-308-6211**



← **Guaranteed Pack Rat elimination (520) 529-9191.** Prepare now by having pack rat pros close all entryways into the walls of your home where they seek warmth during winter.

Property lines: Your property starts from the end of your driveway and includes your walkways, front yard, your plants, your main water pipes located in your front yard to your meter, and your entire back wall or fence ([see plat map](#)). The HOA maintains landscaping of your front yard (trimming and irrigation only). If a bush or tree gets destroyed by a storm or needs removal, it's the homeowner's responsibility. Homeowner also responsible for upkeep of scattered rocks spilling onto street, debris or unsightly items in front yard. Both sides of **Boundary Block Walls** belong to the homeowner and are NOT maintained by the HOA. However, **Shared Walls** between 2 homes are maintained by both homeowners; each maintain the portion of the wall that's on their side of the property.



Landscaping ~ MSM-Go Landscaping comes Thursday mornings and work in rotating sections: 1) Doria West; 2) Doria Midsection; 3) Doria East; 4) Carolanne; 5) Joanna; 6) Matilda; 7) Common areas.

Exact order determined by Landscape Manager; entire cycle takes approximately 6 weeks to complete



Parking Violations: *Each homeowner is only allowed 2 vehicles max to be parked in the subdivision and they must be parked in their garage.* Parking along the apron is the most common reason

for getting towed. Please advise contractors in unmarked vehicles who park along your apron to place orange cones around their vehicle to avoid being towed – or - park in visitor lot or in your driveway. **B&C Towing** does random drive-thrus looking for **vehicles parked along the apron or parked over 48 hours in the visitor lot without a permit.** If your vehicle is towed please call B&C Towing; don't call the manager or the Board, it's out of their hands.



Turn porch light on at night for community lighting and safety; your light illuminates house numbers for emergency vehicles and drivers, and prevents theft. It's easy to set your light to go on/off automatically using low cost energy consuming **Dusk to Dawn bulbs** → <https://tinyurl.com/3yhz4vnc>



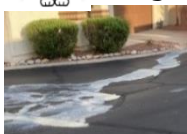
Keep garage doors closed (DCC&Rs, Section 2.08) "All garage doors of the dwelling units shall remain fully lowered and closed at all times unless the door is being used for purposes of ingress and egress." An open unattended garage invites theft; and even snakes and other wildlife onto your property. If your garage is broken please contact the Board for parking permit(s) until you can have it repaired.



Prevent delivery packages from being stolen by Porch Pirates: Have your packages left **INSIDE** your gate and keep a close eye on them or use a security camera.



Keep your dog safely on leash and remember to clean up their waste. Small dogs off leash can fall prey to coyotes, hawks, bobcats, and other dogs who may appear suddenly without notice. Large dogs off leashes can also be dangerous or nuisances. **Arizona Dog Leash Law.**



← **Never dump paint-water or chemicals onto street:** Homeowners (or their contractors) who dump such substances will be charged \$ for the cost of having the damage repaired. [DCC&Rs Art IV, Sec 4.05](#)

...several homeowners requested this flyer, we ran out of them so we're posting it here:



WE'LL CLEAN YOUR DRIVEWAY

***Power
wash
your
driveway!***

**GIVE US A CALL
TODAY
520-499-7077**

STANDARD DRIVEWAYS \$50
STANDARD GARAGE \$50
DRIVEWAY AND GARAGE \$75

**WE'LL CLEAN YOUR DRIVEWAY SO
WELL, YOU COULD EAT OFF OF IT!**

At BinSpa Express, we value your time that's why we're here to provide you with top-notch pressure washing services!

