

'Early Bird' Artist, Diana Maderas, Tucson



CountrysideVillasHOA.com **Villas Voice** Winter 2023 Newsletter

**Countryside Villas HOA**  
Managed by: **Belinda Taylor**

BT Taylor Enterprises  
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**Monthly Dues:** \$59 per month\*  
(Effective 1-1-2024), late fee after the 15<sup>th</sup>

Mail to and make payable to:  
"Countryside Villas"  
PO Box 63215, Phoenix AZ 85082  
or pay online at [www.CIT.com](http://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](mailto:CountrysideVillasHOA@yahoo.com)

**Committees:**

Volunteers needed! Contact the Board

**Landscaping:** Janet, Morgan, Monica

**DCCR:** Brian, Monica, Maryanne

**Parking Permits:** Contact the Board

**Welcome:** Brian, Monica, Barb

**Newsletter:** Monica Alponte

**B&C Towing:** 520-744-1867

'Affection Christmas' Artist, Dean Russo



**Homeowner  
Helpers** ↓

**NEW! Homeowner Helpers**

(see page 3) for listing of contractors recommended by several homeowners in the Villas: painting, electrical, landscaping,

tree trim, handyman, and front gate repair. *Contact the Board if having hardship and need help completing Walk-around repairs.*

**Reminder: 2024 Dues Increased \$59/month**

Recently, the manager sent each homeowner a letter of notification of the dues increase in the mail. In the past twenty years, the Villas have increased dues six times. Due to rising costs to maintain the community, the homeowner 2024 monthly dues were raised to **\$59 per month starting January 1, 2024.** (DCCRs VI, Section 6.03-A)



**Pima County Sheriff: "Theft increases at Christmas time."\***

**Please help prevent crime by turning your porch light ON at night; many homeowners aren't turning their lights on—this leaves the street dark and a perfect cover for thieves.** Dec 3rd, 9th, & 14th: **packages stolen off porches** on Doria &

Matilda; flood lights were stolen and truck in visitor parking lot was broken into; thief carrying black backpack fled down the alley into the wash where he was caught on camera for a brief moment

**[see next page to see thief ]**. \*PIMA County Sheriff Case 231203206

**PLEASE TURN YOUR OUTDOOR LIGHTS ON EACH NIGHT**

**If you see this man walking around the Villas call the Sherriff 520-741-4900**



He's been casing the neighborhoods and stealing packages off porches and breaking into parked cars after dark. He's particularly busy thieving on Sundays (2:30pm & after 7:30pm).

**↑ CLICK ON PHOTO TO VIEW VIDEO**

Height: between 5'5" - 5'6"

Weight: 145-155 lbs, He's a transient, he calls himself "Brad"

**BE ON THE LOOKOUT: PORCH PIRATE & THIEF:**

**12-24-23:** Today he was walking around COUNTRYSIDE VILLAS with a BOLT CUTTER, bag of pot, metal sports bottle, and a 6-pack of fire bomb alcoholic drink. Cameras caught him trying to stash it all behind a yard by the alley on Doria. Neighbor camera got some good footage of him.

**NOTE:** He looks young in videos but in the photo can tell he's in his 40s. He's been seen in other countryside neighborhoods in the area, even on Hartman, and roaming around ORANGEWOOD ESTATES too. He's been hitting other countryside neighborhoods and other tracks of homes in the area. He has hit the Villas twice on SUNDAY afternoons and evenings. He may be hitting the other neighborhoods on alternate days and sleeping around different washes.

If you see him call the Sheriff, you can reference these reports below:

**SHERIFF REPORT #231224124** (Sun 12-24-23, 2:37pm)

**SHERIFF REPORT #231203206** (Sun 12-3-23, 2:30pm & 8pm)

*He may be sometimes sleeping in the wash on Sundays, as 2 different Sundays he's been seen coming into the Villas from the alley. He steals packages on porches during day and breaks into cars at night, he carries bolt cutters and sometimes other tools in his backpack which he HOLDS under his arm, not worn in the usual way on ones back.*

**12-3-2023** He stole package from porch on Doria then fled down the alley to the wash where he opened the stolen goods, suddenly he noticed a security camera filming him, so he ripped it down so it wouldn't record his thievery. He returned later at 8pm broke into a truck parked in the common area, and stole flood lights along the way (so he could steal under cover of dark).



# Homeowner Helpers



**AM Custom Painting**  
**520-427-5009** (text him if no answer)  
**Alonso Monsivais & Son Max**  
Exterior/Interior, painted several homes and block walls here in the Villas. He supplies the paint just give him Dunn # (family business)

## LANDSCAPING



**Eco Landscaping & Palm Tree**  
**520-589-3857 Luis Aparicio**  
Yard cleanup, palm tree trim. [Low Cost]



**520-273-7917 Brandon Alexander**  
Irrigation, Permaculture, Garden design, Rain Water System, Soil delivery, Weed Removal, Fertilize, Palm tree trim, tree trim & removal. [he has a \$150 MINIMUM]

## BinSpa Express 520-499-7077

- Driveways
  - Walkways
  - Trashcans
  - Car Engines (family bus)
- Villas get discount



**PRESSURE WASH**



**1) Handyman Keith Bissell: 520-977-4488**  
\$80 labor per hour for any job (most jobs take 1 hour, but homeowner must pay for any materials)  
email: **AZhandymanKeith@gmail.com**

**2) ESCO Handyman, Carlos Escobedo: 520-308-0484** Fair price for any work, text or call. Any handyman work, also does remodeling

**3) HoneyDone Handyman, Chris Costilow: (480) 430 2705** he's local, all types of handyman work, can build custom gates

**4) Handyman Victor Fernandez, 520-271-0982** Multi-service, doors, remodels, additions, drywall, electric, utility cabinets on outside of house

**5) Refinishing, Tom Cali: 240-6132** & high-end cabinetry, resin & marble countertops, painting, furniture restoration and refinishing, antiques

 **Electrician: Kyle Grabowski 520-474-6269**  
Text your info first, he's working and will call you back. *Also does handyman work.* Family business, local, has done work in the Villas.

**GATES: Electronic Gates: Moving Gate Systems, Larry: Cell 520-539-0019 (working, text him first)**

**DISCLAIMER:** These services were submitted by several homeowners in the Villas who have used their services. Per ARS 33-1811 these listings in no way benefits the HOA, management, nor any member of the board of directors or any person related to them. **Services listed by popular request of several homeowners looking for low-cost help in meeting Walk-around maintenance requirements.**



**The Villas Paint Scheme & Specs are posted on the Villas' website.** If you have questions, need a Dunn# or paint color, need assistance, or an extension contact the Board at 520-301-4483



**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 4<sup>th</sup>, 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.



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 and mouse 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 ~ Santa Rita Landscaping comes every Monday morning.** Rotating sections:

- 1) Doria West; 2) Doria Midsection; 3) Doria East; 4) Carolanne; 5) Joanna; 6) Matilda; 7) Common areas, Wash.

*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.



**Please 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 **Dusk to Dawn bulbs**→ <https://tinyurl.com/3yh4vnc>



**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. [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](#)