



**Welcome to
Countryside Villas
Homeowner Association**

Website:
www.CountrysideVillasHOA.com

Quick Reference Sheet for Homeowners *updated July 2023*

Countryside Villas HOA

Manager: Belinda Taylor
Office 520-744-5321 Cell 520-360-7204
Email: belinda.taymade@gmail.com

BT Taylor Enterprises
P.O. Box 91432, Tucson, AZ 85752

Monthly Dues: \$56.86 per month
Due 1st of month, 12% 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

Contact the Board of Directors

Tel: 520-301-4483 ↻
Email CountrysideVillasHOA@yahoo.com

-President: Monica Alponte
-VP/Treasurer: Janet Horton
-Director/Secretary: Morgan Bemis
Volunteers wanted: Please Contact the Board

Parking Permits: Contact the Board

Landscaping: Contact the Board

Newsletter: Email ideas & articles to:
CountrysideVillasHOA@yahoo.com

If your car has been towed call tow company:
B&C Towing: 520-744-1867

About Countryside Villas HOA:

- Countryside Villas Association, Inc is a Domestic Nonprofit Corporation registered with the State of Arizona since 1984.
- The HOA consists of 72 homeowners. Our streets are privately owned: Doria, Joanna, Carolanne, Matilda.
- **Managed by BT Taylor Enterprises, Community Mgr: Belinda Taylor**
- **Board of Directors are volunteer homeowners**, receive no compensation, and are entrusted by homeowners to oversee landscaping, management, and ensure rules & regulations are adhered to. (Meetings held quarterly at Countryside Community Clubhouse all homeowners are welcome). [Meeting schedule](#) is posted on the website.
- Countryside Villas HOA is one of several "Countryside Communities" in the area under the master association [Countryside Community Club Association \(CCCA\)](#) which provides amenities and community social activities located offsite. Dues for the Community Club are paid separate from the HOA. (*go to their website for more info*).

HOA Projects & Yearly Activities:

- **Annual Walkaround** inspection done by the DCCR Committee each year (Spring), letters for any maintenance items needed will be mailed to homeowners. (see website for more info)
- **Annual Homeowners Meeting** including elections for the Board is held once per year (May) *if a quorum is met (25% of membership, i.e, 18 homeowners)*. Notice of Meeting, Call for Nominees, and Ballots are mailed to homeowners at their address of record.
- **Annual Garage Sale** held each year in Spring if at least 10 homeowners sign up and 3 *active* volunteers register to help.



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. Please be respectful with noise, do not litter or dump. Keep in mind it's surrounded by desert wildlife (coyote, rattlesnakes, bobcat, javelina, hawks) so always keep your dog within sight and on a leash.



Rattlesnakes: If there's a rattlesnake is *inside your house* call 911. If the rattlesnake is outside your home call **Rattlesnake Solutions 520-308-6211**

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 at your meter, and the front and back of your back wall or fence ([see plat map](#)). The HOA maintains landscaping of your front yard only; homeowner is responsible for upkeep of scattered rocks 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 respectively; each homeowner maintains the portion on their side of property.



Landscaping ~ Landscapers come Thursday mornings and work in rotating sections: 1) Doria East; 2) Doria West); 3) Carolanne; 4) Joanna; 5) Matilda; 6) Common areas. (*exact order is determined by Landscaper*). If you have any landscaping questions or issues please contact the Board.



Parking Violations: Please see attached parking rules; please share them with your renters. *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 your contractors to park in visitor lot or your driveway or if they park along the apron they must place a couple orange cones around their vehicle to avoid being towed. **B&C Towing** is on contract, they do random drive-thrus looking for **vehicles parked along the apron and 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 remember to turn your 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 **Dusk to Dawn bulbs**→ <https://tinyurl.com/3yhz4vnc>



Please 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 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 your 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.



Please 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.**



Please 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 which is usually seal coating and very expensive! [DCC&Rs Art IV, Sec 4.05](#), Please inform your contractors not to rinse paint brushes and let the water run into the street.