



**Welcome to  
Countryside Villas  
Homeowner Association**

**Website:  
[www.CountrysideVillasHOA.com](http://www.CountrysideVillasHOA.com)**

**Quick Reference Info Sheet for Homeowners** *updated 4-2024*

**Countryside Villas HOA**

**Manager: Belinda Taylor**

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

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

BT Taylor Enterprises

P.O. Box 91432, Tucson, AZ 85752

**Monthly Dues:** \$59 per month

Due 1<sup>st</sup> of month, 12% 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

**Contact the Board of Directors**

**Tel: 520-301-4483** ↩

**Email [CountrysideVillasHOA@yahoo.com](mailto:CountrysideVillasHOA@yahoo.com)**

-President: Monica Alponente

-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](mailto: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 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** or call **Arizona Animal Experts: 520-531-1020 (24 hrs)**



← **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 .*

**BLUE WEED SPRAY lasts 72 hours, don't let your dog on blue areas nor eat grass/leaves, walk on street instead.**



**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/3yh24vnc>



**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**

## Homeowner Helpers



### PAINTING SERVICES

#### 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



PALM TREE SERVICE

#### 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](mailto: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) Handyman Ron Garcia 520-338-7960

LaMerc LLC: "We do Whatever" Small or big repairs, remodels, drywall, electric, util cabinets, debris removal, help moving [ripG40@gmail.com](mailto:ripG40@gmail.com) \$35



#### Electrical:

1. Ron Garcia, LaMerc LLC: 520-338-7960

[RipG40@gmail.com](mailto:RipG40@gmail.com) \$35/hr (working, text him first)

2. Kyle Grabowski 520-474-6269 [Grab84@yahoo.com](mailto:Grab84@yahoo.com)

\$100/hr (working, text him first)



#### 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