



Countryside Villas HOA Managed by Pride Mgt.

Tel 480-682-3209 (Dues/Payments)

Email: Accounting@PrideMGMT.com

2026 Monthly Dues \$67 per month

Mail to and make payable to:

"Countryside Villas HOA"

PO Box 98551, Phoenix AZ 85038-0551

Include your payment voucher

Your acct# is on your statement (top left)

or pay online at:

[Homeowner Payment Portal](#)

www.PrideMGMT.com (must register first)

or if you prefer use your own bank's bill pay

HOA Board of Directors

Tel 520-301-4483 HOA issues, non-financial

Email CountrysideVillasHOA@yahoo.com

President/Treasurer: Monica Alponete

Vice President: Erika Mitchell

Director/Secretary: Penny Scott

Landscape Committee

Tom, Sherrie, Penny, Janet, Maryanne, Monica

DCCR Erika, Maryanne, Kim, Dave, Monic

Newsletter Monica Alponete

Parking Permits Contact the Board

[B&C Towing](#) 520-744-1867

If towed call B&C Towing (not the Board)

Villas Voice

CountrysideVillasHOA.com

Summer 2026 Newsletter

Annual Homeowners Meeting Highlights:

Thank you to all homeowners for voting and attending the **Annual Homeowners Meeting** on **5-21-2026** at the Countryside Community Center. As a result of your participation in mailing in your votes by secret ballot, we reached a Quorum! We had **20 mail-in ballots** plus **1 in-person ballot (21 total)**, successfully meeting the 2026 minimum quorum requirement of **18**. **This is the first time our community has achieved a quorum since 2021!** Together, we did it! Election results: Monica was re-elected as **President & Treasurer**, Erika as **Vice President**, and Penny as **Director/Secretary**. Each will serve a **2-year term**.

1) *What is the Annual Homeowners Meeting?* 2) *What is a Quorum?*

💡 **Safety Reminder:** Please remember to **turn on your porch light** to illuminate addresses and spot rattlesnakes.

Rattlesnake Removal:

Animal Experts, Inc.



"On March 28th there was a baby rattler in my backyard on Doria Drive. This is the first time I've seen a snake in my yard during my 5 years living in this neighborhood. Watch for them in corners and crevices along your house or walls, according to the animal expert who came to retrieve it. Call 911 first for quick removal. Keep your animals and children close. Always call 911 first; they will dispatch snake removal experts. It was dispatched out as soon as I called. [Animal Experts, Inc.](#) called me and said they were going to help. They came in less than 10 minutes! There was no charge."

~Article submitted by Homeowner

Animal Experts, Inc. 520-531-1020

👉 **Next Board Meeting: Thurs, Aug 20, 2026 @9am**
Countryside Community Club: 9151 N Bald Eagle Ave, Tucson



Manager Report

- **Annual HOA Insurance renewed and paid**—State Farm, \$1,055 (6-1-26)
- **Annual HOA Website Hosting renewed and paid**—GoDaddy.com \$278 (6-23-26)
- **New homeowner notification received** for a property on Matilda (7-15-26)
- **Board Resolution and Directive adopted** as required to reconcile homeowner

accounts affected by the transition to Pride Management February 2026 (6-13-26)*

***NOTE:** Homeowners having difficulty getting past payments credited properly because Pride Management doesn't have your historical records (due to the transition) **must contact the Board directly so they may assist you.** (For all other standard billing questions please continue to contact Pride Management as usual.)



DCCR Committee Report

- **Annual Walkaround maintenance violations**, most are completed: extensions granted to homeowners for painting 3 block walls along Matilda & Joanna, 2 fences along Doria wash; 4 houses needing paint (5-1-26)
- **Dog waste reported** dumped on common ground behind house on Matilda (5-13-26)
- **Grey Mazda (Lic# BPD1760, VIN# JM1CR2W37A0376714) reported by homeowner for 2nd time (6-1-26)** Sheriff placed a green warning sticker but sticker was removed. **If anyone knows whose vehicle this is please contact the Board.** 📞 [Report #0260120149 1-25-26 illegally parked on Camino de Oeste](#)
- **Parking:** 4 parking permits issued (2 vehicles, 2 pods); 0 parking violations; 0 vehicle towed (May-July 2026)



“Special Thanks” to homeowners Penny and Angela for volunteering their time to pick up trash around our community, and along Lessing Lane and Camino de Oeste. Your community spirit helps keep Countryside Villas looking great!



Landscape Committee Report:

New Landscaping day is now every FRIDAY instead of Monday effective 7-17-26

(Trimming and Service Requests and Irrigation Repairs, Santa Rita Landscaping):

- **Arborist evaluated Ironwood tree** at Joanna Hammerhead for yard encroachment trim (4-29-26)*
- **Tecoma flower bush trimmed** by landscapers, homeowner request due to bee allergy (5-24-26)
- **2 irrigation leaks repaired** by Antonio Corral of Santa Fe Landscaping at no cost (5-29-26)
- **Irrigation leak on Carolanne reported** by homeowner; repair pending, leak safely feeding plants (5-29-26)
- **5 small piles of raked dried vegetation** removed at South entrance of Doria (6-5-26)
- **Dead prickly pear behind Matilda** reported & tagged 4-27-26, removed by Landscapers (6-5-26)
- **20 ft fallen agave bloom removed** at Doria entrance by landscapers; agave to be removed Sept (6-13-26)
- **Broken arm of Saguaro laying by sidewalk along Lessing** tagged and hauled away by landscapers (7-8-26)
- ***Board approved special trim of protected Ironwood tree** by SFL arborist for \$638 (7-16-26)
- **6 homeowner requests for overgrown bush trimming** along Doria completed by landscapers (7-17-26)
- **Landscape Maintenance Review:** Board is reviewing landscaping quality and performance; exploring options to address complaints after Santa Rita's corporate merger resulted in changes in crew and staff (7-17-26)