

# Villas Voice

Spring 2025 Newsletter - [CountrysideVillasHOA.com](http://CountrysideVillasHOA.com)



## Countryside Villas HOA

**Managed by: Belinda Taylor**

BT Taylor Enterprises

P.O. Box 91432, Tucson, AZ 85752

520-744-5321 Cell 520-360-7204

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

## Monthly Dues: \$62 per month

(Effective 1-1-2025), 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:

[propertypay.firstcitizens.com](http://propertypay.firstcitizens.com)

or use your bank’s Bill Pay

## HOA Board of Directors:

-President: Monica Alponte

-VP/Treasurer: Erika Mitchell

-Director/Secretary: Penny Scott

## Contact the Board:

**Tel:** 520-301-4483

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

## Committees:

Volunteers needed! Contact the Board

## Landscaping/Yellow Vest Volunteers

Tom, Sherrie, Penny, Janet, Maryanne, Monic

**DCCR:** Erika, Maryanne, Kim, Dave, Monic

**Newsletter:** Monica Alponte

**Parking Permits:** Contact the Board

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

## Latest News:

- **Landscaping day** has been changed to **Wednesdays**
- **Paving is set for 7am Fri May 9<sup>th</sup> to 7am Sat May 10<sup>th</sup>**  
[Bulletin notices](#) were sent out 30 days in advance and posted on mailboxes. (paving & striping: [Holbrook](#), \$25,650)
- **New LED lighting installed** 4-4-25, Doria entrance ([YESCO lighting](#), \$1,161). The Villas’ old HPS bulb system had to be replaced, it was obsolete and unrepairable. [New Altek LED lights](#) are 3x brighter; warm yellow; 3,000 Kelvin; 9,000 Lumens; 60 watt LED (this is equivalent to 250 watt HPS bulb; (the Villas’ old HPS bulb was only 100 watt).
- **Boulders**, planned to be placed throughout the Villas to deter 3-wheelers from accessing the wash and Villas’ private streets
- **“Call for Nominees” notices** were mailed 3-20-2025, **if you want to run for the Board contact Belinda by April 17<sup>th</sup>**
- **Arizona Corporation Commission (ACC)** yearly filing (\$10) was renewed 4-25-2025, status: “Active, in Good Standing”
- **Irrigation timers increased** to 2x per day for warm weather
- **3 irrigation valve boxes replaced & rodent-proofed**, 2 at Doria entrance, 1 at end of Doria (3-17-25, Eco Landscaping, \$450)

## Manager Report:

- 3 parking permits issued
- Most homeowners have completed their maintenance from the Walkaround inspection done February 2025; 3 asked for extensions; and 4 haven’t and are in the process of being fined
- [BOI FinCEN reports are no longer required for HOAs](#). Ergo, not due for 2025, they’re now only required for *foreign* corporations.

## Annual Homeowners Meeting: Thurs 5-22-25 9am

[1\) What is the Annual Homeowners Meeting?](#) [2\) What is a Quorum?](#)

Annual Meeting packets with mail-in ballots for Board elections will be mailed to all homeowners or you can vote at the meeting.

**All Meetings are held at:** [Countryside Community Club \(CCC\)](#)

9151 N Bald Eagle Ave

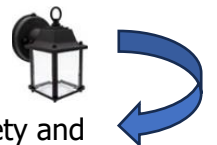
Tucson, AZ 85742

**Upcoming Board Meetings:** Thurs 8-21 @9am & Thurs 11-13 @9am

(April 10<sup>th</sup> Meeting has been cancelled)

## Reminder to residents on Joanna:

Please remember to turn on your porch light for safety and illumination of address: Joanna is especially pitch black at night.





**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](tel:5207458820)

**Trail behind Doria:** 10 feet directly behind homes along Doria wash is common area maintained by the HOA, but there's an unofficial trail which is PIMA County land. Enjoy the trail! Please keep in mind it's also the home of desert wildlife (coyote, rattlesnakes, bobcat, puma, javelina, hawks, owls); always keep your dog within sight and on leash, especially at dawn and dusk.



If there's a **Rattlesnake** *inside your house or yard* call 911. If the rattlesnake is *outside* your home or yard call a rattlesnake professional (**both 24 hrs**):

[Rattlesnake Solutions](tel:5203086211) cost \$ 520-308-6211 or [Arizona Animal Experts](tel:5205311020): 520-531-1020 FREE if call 911 first



← **Guaranteed Pack Rat elimination Eric Bell (520) 529-9191.** Prepare in Summer by having pack rat and mouse pros close all entryways into the walls of your home BEFORE they seek warmth during winter. The only expert pack rat service that's **GUARANTEED IT WORKS!** **Free Estimates**

**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 Wednesday morning between 6am-7am. 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 allowed 2 vehicles and 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 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. [PUBLIC PARKING AVAILABLE ON CAMINO DE OESTE](#)



**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>



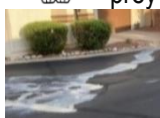
**Keep garage doors closed (DCC&Rs, Section 2.08)** "All garage doors of the dwelling units shall remain fully lowered and closed at all times unless the door is being used for purposes of ingress and egress." An open unattended garage invites theft; and even snakes and other wildlife onto your property. **If your garage is broke 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 Low-cost Contractor List



### PAINTING SERVICES

- 1) **AM Custom Painting**  
520-427-5009 (text him if no answer)  
**Alonso Monsivais & Son Max**
- 2) **Mike Galves, MG Quality Painting**  
520-331-0896  
(both companies have painted homes in the Villas)

### LANDSCAPING



- 1) **ART'S Creative Landscaping**  
[Low cost for Villas Homeowners]  
520-250-0287
- 2) **Palm tree trim: Luis, Eco Landscaping: 520-589-3857**  
also installs irrigation systems, retaining walls for garden, general landscaping and more
- 3) **Carlos Landscaping [Low cost]**  
Text him: 520-309-6176 (he works a day job, please text him or call after 5pm)

**GATE REPAIR: Elite Garage & Gate Repair: 866-206-0183** ASK FOR JARED, he can fix any gate, even the Villas old style gates that no one else seems to be able to

**BinSpa Express 520-499-7077**

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



### PRESSURE WASH



- 1) **Handyman Ron Garcia 520-338-7960**  
**\$35-\$50 per hour** LaMerc LLC: "We do Whatever"  
Small or big repairs, remodels, drywall, electric, utility cabinets, debris removal, help moving  
[RipG40@gmail.com](mailto:RipG40@gmail.com) [Low cost]
- 2) **Handyman Keith Bissell: 520-977-4488**  
**\$80 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)
- 3) **ESCO Handyman, Carlos Escobedo: 520-308-0484** Fair price for any work, text or call. Any handyman work, also does remodeling
- 4) **HoneyDone Handyman, Chris Costilow: (480) 430 2705** he's local, all types of handyman work, can build custom gates
- 5) **Handyman Victor Fernandez, 520-271-0982**  
Multi-service, doors, remodels, additions, drywall, electric, utility cabinets on outside of house



#### Electrical:

- 1. **Affordable Electricians LLC 520-534-7995** Richard Naranjo  
Residential electrical service & also does solar maintenance
- 2. **Ron Garcia, LaMerc LLC: 520-338-7960 [Low cost]**  
He's a handyman but does some electrical  
[RipG40@gmail.com](mailto:RipG40@gmail.com) \$35-\$50/hr (working, text him first)



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

**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.**