

5D Artificial Diamond Painting ; Cactus Mosaic



CountrysideVillasHOA.com

# Villas Voice

Fall 2023 Newsletter

## Countryside Villas HOA Managed by: Belinda Taylor

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**Monthly Dues:** \$56.86 per month  
Due 1<sup>st</sup> of month, 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 Alonte
- 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, Dave, Monica, Maryanne
- Parking Permits:** Contact the Board
- Welcome:** Brian, Monica, Barb
- Newsletter:** Contact the Board



**2023 Walk-around Inspection Notices** went out to homeowners still in need of repair. **Please contact the Board 520-301-4483 if you're having hardship, or need assistance in painting or an extension. See next page\***

### New Landscapers:

*Santa Rita Landscaping started 11-6-23  
MSM-go contract ended 10-26-23*



- *Santa Rita has same monthly cost (\$1500). Scope of work remains the same (All 4 streets, all common areas, including Doria wash).*
- *Santa Rita Landscaping services Countryside Manor and other HOA's in the area. They have a bigger staff with both a tree service and an irrigation team and can better serve the Villas. NOTE: Recently MSM had reduced its crew to only 1-2 person, this was insufficient to service the Villas within the allotted 6-week cycle.*
- *Landscaping day has changed to Monday mornings*

## Welcome to the Neighborhood!



**Jane, Jimmy, Emily** we welcome you to our community. Over the coming months we look forward to meeting you, whether it be walking down the street, at the pool, mailbox, or a meeting.



## Manager's Report: Sept-Oct-Nov 2023

- **Manager Belinda Taylor submitted 2024 budget**, approved by Board (11-11-23)
- **Financial reports available upon request—contact Manager Belinda Taylor**
- **Dues set to increase for 2024 @ \$2.14/mo** to help increase revenue for Reserve account for upcoming paving (2025-26). **Manager will mail homeowners formal notice end of November (increase won't go into effect until 1-1-2024).**
- **CDs ladders set for Nov 17, 2023 @ 5.1%; Feb 20, 2024 @5.1%; May 14, 2024 @5.00%; June 17, 2024 @5.1% and renewable 6 months to 1 year.**
- **CDs will increase revenue \$2,200 per life of all 4 CDs (\$550 ea); to go into Reserve Acct (for upcoming paving in 2025-2026). Secured high-yield CD (Edward Jones)**
- **Paving quotes: Manager to secure quotes from companies possibly doing Villas paving at same time as another local community to get better deal, plus find out all options; if another seal coat can be done or ?**
- **New Landscaping company (Santa Rita Landscaping) started Monday 11-6-23; MSM Landscaping contract ended 10-26-23.** Monthly cost and scope of work remains the same @\$1500/mo.
- **Landscapers instructed to leave 3 feet clear of vegetation** in front of electric meters (utility cabinets); and 10 feet clear from transformer doors per Tucson Electric & Power (TEP). ( 11-15-23)
- **Irrigation Assessment done (Santa Rita), need Valve #1 replaced; some spaghetti clogged/dirt (11-13-23)**
- **AZ Certified Backflow Testers completed yearly water backflow tests and repaired assembly (10-6-23)**
- **Tree planting plans put ON HOLD until next year—10 assorted Native Trees purchased through TEP**
- **Lemon tree in container donated by homeowner—The Board accepts donated plants (9-21-23)**
- **Garbage not picked up Tues 11-7-23 until next day.** Barbara at Republic Services said due to time constraints they're were unable to p/u both cans. Tues 11-14-23 recycle cans p/u next day. This is a rare situation, if continues manager will request if Villas can be moved to another schedule. (Nov 2023)
- **Parking: 3 temp parking permits issued to homeowners for guests; 1 violation; 0 towed.** (Aug-Oct 2023)
- **Dept of Transportation (DOT) says Lessing Lane will be made into a no-parking zone at future date**, due to complaints of parked vehicles blocking view of oncoming traffic, and abandoned cars, especially along the cul-de-sac at end of Lessing. Will keep everyone updated as more info becomes available. (Oct 2023)

**\*New voluntary hardship committee formed (11-14-23) to assist homeowners having trouble completing their maintenance repairs contact the Manager or the Board (Volunteers welcome)**

- **3 new neighbors: Jane/homeowner on Doria; Jimmy/renter on Joanna; Emily/renter, Doria.** (Sept 2023)



- **Welcome new homeowner gift:** Three small 15" inch orange traffic cones for homeowner's unmarked contractors parking along the apron—3 each (9-18-23)
- **Small Dog reported off leash—almost hit by car**, homeowner turned onto Doria, suddenly a small dog came running out and ran under homeowner's car, homeowner startled -- **PLEASE SECURE YOUR DOG ON A LEASH IT'S THE LAW Arizona Dog Leash Law.**

**Next Board meeting: Tues, Feb 13, 2024 @9am at the Countryside Clubhouse**



**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. *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.



**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/3yhz4vnc>



**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](#)