



August



www.CountrysideVillasHOA.com

Countryside Villas Newsletter, August 2021

HOA Management:

Community Manager:

Wendy Kelly (520) 812-9512

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Expert HOA Management
8880 E Speedway Blvd, STE 302
Tucson, AZ 85710

HOA Board of Directors:

President

Monica Alponte (520) 301-4483
CountrysideVillasHOA@yahoo.com

Vice President/Treasurer

Janet Horton

Member at Large

Betty Shapiro

DCC&R / ARC Committee

Maryanne, Brian, Monica

Landscape Committee

Janet, Morgan, Monica

Landscape & Irrigation Issues

Call Monica (520) 301-4483

Welcome Committee

Kathy, Monica, Morgan, Brian

Newsletter: Monica Alponte

Send submissions to:
CountrysideVillasHOA@yahoo.com

Upcoming Board Meetings

Thurs, Aug 12 @ 9am
Thurs, Oct 14 @ 9am
Thurs, Nov 11 @ 9am
Thurs, Dec 9 @ 9am

Meetings are held at

Countryside Community Center
9151 N. Bald Eagle, Tucson AZ
<http://www.cccanews.com>

Recent Storm Damage

Tucson reports wettest July ever with over 7 inches of rain; and a few weeks ago experienced heavy winds with micro bursts blowing 4 garage doors in the Villas right off their hinges! They crumpled like accordions and had to be replaced.

Landscaping ~

The storm put a delay in trimming; having to first address the storm damage. Large tree limbs broke at the entrance of Doria. A few homeowners had large tree limbs break off into their yards from common areas—one huge tree fell landing between the wash and the homeowner's back fence (landscapers removed this 7-29). 2 large 30-year old bushes and Yucca trees got destroyed and were removed and replaced. Please be patient as the new landscapers continue to work their way through the community clearing and trimming months of overgrown vegetation. Rainfall caused a 2nd burst of beautiful blooms, but with it came a lot of new growth and weeds. The next few weeks landscapers will also begin clearing vegetation from the common area 10 feet behind the houses along the wash on Doria. Trimming new growth will be ongoing; tree shoots and weed killing will be done after monsoons are over. Yellow vest volunteers continue to clear prickly pear from common area at Matilda and also replace damaged plants to keep costs down and free up more time for the landscapers to trim.

DCC&R /ARCH~

- In June, 60 homeowners were sent letters to make repairs and do paint touch-ups. Many homeowners have completed their repairs (thank you!) and others made contact with management and obtained extensions, along with the homeowners with the 4 new garage doors that need to be painted. In July, 2 parking permits were issued to homeowners who had garage door damage.
- Visitor parking signs and speed bump signs are still pending assembly, installation, and additional stake purchase.



Welcome 2 New Homeowners~



Welcome Roxana! ~ Welcome Penny!

On behalf of the Countryside Villas Homeowner's Association Board of Directors and all of the homeowners of the Villas, 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, a meeting, or a community activity.

Homeowner Reminders

- ✓ **Please remember to turn your outside light on at dusk for community lighting and safety; your light is positioned directly above your address to illuminate your house number which is critical for visibility for emergency vehicles or deliveries coming at night.**

- Use 60 or 100 watt regular outdoor light bulb. OPTIONAL: use bulb with automatic on-at-dusk/off-at-dawn feature; or replace your fixture with one of these new models below:

This tip came in from a homeowner:

*"I just bought **this model from Amazon**, it's an easy way to be sure my light automatically goes on at dusk and off at dawn. The great thing is I'll never have to change a bulb again; this is a fully integrated LED Fixture! I love it! I had electrician Joe Grabowski install it, took just 20 minutes (Joe: home: 520-572-9362; cell 520-331-5339)."*

Maxxima LED Porch Lantern Outdoor Wall Light, Black w/Clear Glass, Photocell Sensor, 650 Lumens, Dusk to Dawn Light Sensor, 3000K Warm White
Price: **\$29.99** ✓prime & FREE Returns



<https://tinyurl.com/44vm4kfx>



- ✓ **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; thieves can gain access to your house and yard from your garage. And an open or even partially open garage also invites snakes and wildlife onto your property. A homeowner on Doria left her garage door partly open, when she entered her garage later on she came face to face with an angry growling bobcat!

- ✓ **Prevent your Amazon packages from being stolen from your porch: Have your packages left INSIDE your gate.** Thursday 7-29-21 @2:07pm homeowner on Doria had an Amazon package stolen from her porch—it was caught on camera: <https://nextdoor.com/p/WdnztSmgbBKG?view=detail>



- ✓ **Never dump paint or similar substances on street:** The Villas' streets are not for dumping paint or any other such substances. Homeowners (or their contractors) who do will be charged \$ for the cost of having the damaged portion of the street repaired which is usually seal coating and very expensive! →



- ✓ **Please keep Pets safe on leashes and remember to clean up their waste.**

Friday 7-30-21 @11am a coyote came out of the wash walking across Doria (by the bridge) just minutes after homeowner put their dog in the house after walking without a leash. Had it just been 2 minutes earlier their little dog would've been in mortal danger. Keep dogs on leashes for *their* protection; at least if a predator came out of nowhere you could quickly secure your dog by pulling them to safety instead of allowing the predator to give chase to your free roaming dog.

