

HELLO
SPRING

Painting, Diamond Colorful Cactus Flowers, Temu.com



HELLO
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CountrysideVillasHOA.com

Villas Voice

Spring 2024 Newsletter

Managed by: Belinda Taylor
BT Taylor Enterprises
P.O. Box 91432, Tucson, AZ 85752
Office 520-744-5321 Cell 520-360-7204
Email: belinda.taymade@gmail.com

Monthly Dues: \$59 per month*
(Effective 1-1-2024), late fee after the 15th
Mail to and make payable to:
"Countryside Villas"
PO Box 63215, Phoenix AZ 85082
pay online propertypay.firstcitizens.com
or use your bank's Bill Pay

HOA Board of Directors:

- President: Monica Alponte
- VP/Treasurer: Janet Horton
- Director/Secretary: Morgan Bemis

Contact the Board:
Tel: 520-301-4483 **Email:**
CountrysideVillasHOA@yahoo.com

Committees:
Volunteers needed! Contact the Board
Landscaping: Janet, Morgan, Monica
DCCR: Brian, Monica, Maryanne
Welcome: Brian, Monica, Barb
Newsletter: Monica

Parking Permits: Contact the Board
B&C Towing: 520-744-1867



Annual Walkaround: Tues March 12

An Annual Inspection is done by the Board every year (Feb/March) to ensure all homes are well maintained. They'll be looking at the condition and paint of Garage Doors, Metal Gates, Wood Fascia Boards, Wood Trim, Stucco, Vegetation in need of trimming, Walls and Fences. If you have faded paint, holes in stucco, holiday decorations still up, or any of the above, now is a great time to fix it. **click here:** [What is the Annual Walk-Around?](#)

(See homeowner helpers ~ contractor list page 3)



Annual Garage Sale 2024 (cancelled)

Due to lack of volunteers, the HOA won't be sponsoring an annual garage sale this year. Homeowners interested in holding their own private garage sale please contact the Board 520-301-4483 or email CountrysideVillasHOA@yahoo.com



Annual Homeowners Meeting:

Tues, May 14th @9am

Homeowners will receive an Annual Meeting packet with notice and information about the meeting agenda in the mail in April; and a postcard 'call to run for the Board' in March. **click here:** [What is the Annual Homeowners Meeting?](#)



LESSING LANE



Lessing Lane will soon be a NO PARKING zone

(continued on page 2 in yellow highlight, also click below to read full bulletin)

[click here to READ FULL BULLETIN NOTICE]



ANIMAL CARE CENTER

Excessive Pet Noise

We adore dogs, but excessive dog barking is definitely not allowed in Countryside Villas. **DCCRs Article II “General Restrictions,” Section 2.03. “No animal shall be allowed to become a nuisance;” and Rules & Regulars 4. Pets “Excessive pet noise will not be tolerated. No animals will be allowed to become a nuisance.”** Please don’t leave your dog outside to bark for over 10 min. Generally, excessive barking involves a dog repeatedly barking for prolonged periods of time that interfere with neighbors being able to enjoy their own property. Homes are in close proximity to each other, so a dog barking outside right next door is just a few yards away from a neighbor’s bedroom or living room window.



Illustration By Nadia Pillion



Manager’s Report: Jan—March 2024

Financial reports available upon request—contact [Manager Belinda Taylor](#)

- **Remaining CD ladders set for Feb 20, 2024 @5.1%; May 14, 2024 @5.00%; June 17, 2024 @5.1% and renewable 6 months to 1 year.**
- **Paving (Feb 2026): Manager Belinda Taylor to meet with Paving companies to assess whether we can do 1 more seal coat before needing our 2nd fabric overlay (last done 2008) —or possible other options.**
- **AZ Corporate Commission (ACC) yearly filing done, Countryside Villas remains in good standing (Jan-2024)**
- **All utilities now on autopay to avoid break in service due to possible checks lost in mail or fraud (Feb 2024)**
- **New government requirements for corporations ‘FinCEN BOI yearly reports’ due next year 1-25-2025**
- **3 Irrigation Valve Boxes to be replaced, repaired, cleaned, rodent proofed (total \$450, March 2024)**
- **Tree planting put ON HOLD until Fall (Native Trees purchased through TEP @ \$5 ea)**
- **Parking: 0 violations; 0 towed; 2 temporary parking permits issued by DCCR Committee, December-March**
- **3 “Excessive Pet Noise” complaints filed by homeowners, Dogs barking in yard for hours (Jan-Feb 2024)**
- **Board to discuss community lighting—porch lights, parking lot lighting options, safety & theft prevention**
- **Floodlight & Camera installed in alley to prevent loitering and vagrancy at night (Dec ’23 no cost to HOA)**
- **Replace new day/night Turnaround sign—north side, of end of Doria turnaround area (2024)**
- **LESSING LANE NO PARKING ZONE: PIMA County will be signing the regulation in March, but it won’t be enforceable until the no-parking signs are installed. PIMA says they don’t know when they’ll be placing the no-parking signs. For the time being—until the signs are in place, Lessing remains free to park. Meanwhile, if you or your renter park vehicles on Lessing, please make arrangements for alternative parking in the near future, as parking in the Villas’ visitor/temporary parking lot will not be an option.**

Upcoming Board meetings: Tues May 14 @9am, Tues Aug 13 @9am, Thurs Nov 14 @9am
Meetings held at Countryside Clubhouse, 9151 N Bald Eagle Ave, Tucson, AZ 85742 Tel: (520) 744-4614

Homeowner Helpers



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



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)

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 \$35

Electrical:

1. LaMerc LLC: 520-338-7960 RipG40@gmail.com \$35/hr (working, text him first)

2. Kyle Grabowski 520-474-6269 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



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 4th, 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 & 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/3yhz4vnc>



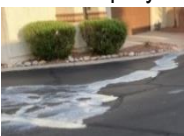
Keep garage doors closed (DCC&Rs, Section 2.08) "All garage doors of the dwelling units shall remain fully lowered and closed at all times unless the door is being used for purposes of ingress and egress." An open unattended garage invites theft; and even snakes and other wildlife onto your property.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