



[Countryside Villas HOA.com](http://CountrysideVillasHOA.com)

# Villas Voice

Summer 2024

## Countryside Villas HOA

**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](mailto:belinda.taymade@gmail.com)

### Monthly Dues: \$59 per month

*(Late fee if received after the 15<sup>th</sup>)*

Mail to and make payable to:  
"Countryside Villas"

PO Box 63215, Phoenix AZ 85082

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: Morgan Bemis

### Contact the Board:

**Tel:** 520-301-4483 **Email:**

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

**Committees:** Volunteers welcome!

**Landscaping: Yellow Vest Volunteers:**

Penny, Janet, Maryanne, Morgan, Monica, Tom & Sherrie, Brian

**DCCR:** Erika, Maryanne, Morgan, Monica

**Welcome Packages:** Monica

**Newsletter:** Monica

**Parking Permits:** Contact the Board

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



### Annual Meeting 5-14 Highlights:

Thank you to all for voting and attending. We had 12 mail-in ballots + 2 in-person ballots (14 total); unfortunately, a Quorum of 18 was not

met. (Without a Quorum (18) no official business can be legally transacted).

**Election results:** Monica will continue to serve as President; Erika will serve as Vice President; and Morgan will continue serving as Director/Secretary. **Welcome to the Board Erika!**

### Walk-around Inspections 2024:



**Thank you to all homeowners who completed repairs and maintenance,** especially maintaining your back fences and walls. Taking pride in the

upkeep of your home continues to make the Villas a nice place to live, its property value increased, and why the Villas remains one of the most sought after properties in the area. **NOTE:**

**Some homeowners received 2<sup>nd</sup> notices** for maintenance items still needed. To avoid a fine please contact the Manager. Need help with painting & repairs? See list of low-cost contractors page 4.



PIMA COUNTY

**CAMINO DE OESTE**



### Public Parking Available on Camino de Oeste

officially established by PIMA County DOT (April 2024).

[Click here](#) ← Read full 3-page parking info and instructions

## Welcome to the Neighborhood!



Welcome new Homeowners *Moses & Kaye* on Doria; and *Sonia* on Matilda; and Renters *Jimmie* on Joanna; *Megan* on Doria; and *Rebecca & Demetrius* on Doria. Over the coming months we look forward to meeting you, whether it be walking down the street, at the pool, the mailbox, or a meeting.



**Congratulations Roxana, on your Fabulous 50 Nurse Award 2024!** We have a celebrated Nurse (Roxana) among us here in the Villas. Each year Tucson Nurses Week Foundation honors extraordinary nurses who go above and beyond to deliver compassionate care, who puts others first and made a significant impact in their community and on their patients.

### 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**

**Upcoming Board Meetings:** All homeowners welcome!  
**Tues Aug 13 @9am & Thurs Nov 14 @9am**  
 Countryside Community Clubhouse ~ 9151 N Bald Eagle, Tucson

New Yellow Lantana (Doria)



New Purple Mexican Petunia (Doria)



New Texas Ebony Tree (Mailboxes)



New Saguaro (Doria entrance) (donated by homeowner)



**HOT PAVEMENT**  
**Paws will get burned!**

Pet Safety Tips Video

AIR TEMP	CONCRETE	ASPHALT
85°	105°	130°
91°	125°	140°
97°	145°	150°



**The 5-Second Rule**  
**YOU NEED TO KNOW!**

Place the back of your hand on the ground. If you cannot hold it for 5 seconds, it's TOO HOT TO WALK YOUR DOG ON IT!

**Safest to walk dog before 7am & after 7pm**





## Manager's Report: April-June 2024

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

- **Manager Belinda Taylor renewed CD ladders (ongoing) @5.1% and renewable 6 months to 1 year**
- **Manager mailed 'Call to Run for the Board postcards' 3-22-2024, candidates must reply by April 13<sup>th</sup>**
- **Manager mailed Annual Meeting packets (election ballot & HOA Budget) 4-25-2024, ballots due 5-14-24**
- **Manager prepared, filed & paid Villas yearly federal taxes & compilation report (4-13-24)**
- **Manager renewed State Farm yearly Association Insurance (5-24-2024)**
- **Manager contacted Paving Companies to assess Villas' roads and obtain quotes: Tucson Asphalt, Holbrook Asphalt, Bates Paving. [Holbrook offers "HA5" which lasts 9 years](#) vs 4 years regular seal coating offered by the others. Villas road good for 3 "HA5 treatments" (27 years) before anything more serious needed. Must do in 2025 to avoid crack sealing costs. Paving includes Restriping, [Blue Reflectors](#), Curb Painting.**



## President's Report: April-June 2024

- [PIMA County DOT Bulletin \(Lessing Lane no parking zone\)](#) posted: Mailboxes, Eblast, website (2-21-2024)
- [PIMA County DOT Bulletin \(Camino de Oeste Public Parking\)](#) posted: Mailboxes, Eblast, website 4-28-24
- [Board submitted request to PIMA DOT for crosswalk for safe pedestrian crossing Camino de Oeste](#) (May)
- **Welcome Packets delivered to new homeowners: Moses & Kaye Mendoza, Sonia Carrillo (May-June 2024)**
- **Parking: 5 violations; 0 towed; 11 temporary parking permits issued by DCCR Committee for those awaiting alternative parking on Camino de Oeste due to sudden closing of Lessing Lane (April-May 2024).**
- **"Excessive Pet Noise" complaint filed by homeowners, Dogs barking (May 2024)**
- **AirBnB violation, guests caused parking disturbances (May 2024) [AirBnBs prohibited by Villas HOA](#)**
- **[Solar lights replaced](#) at both mailbox clusters, Doria common area, and Doria entrance) (March-May 2024)**
- **[Nighttime Reflectors](#) to be installed along Doria bridge, dead end, turnaround, and Matilda island (July)**
- **Dusk to Dawn sensor replaced, Villas community light poles at Doria Entrance @\$130 (June 2024)**
- **"No Backing in" and "Turnaround" replacement signs planned/pending (visitor lots); (2024)**

### ➤ **LANDSCAPING:**

**New plantings** (items below donated by homeowners except Ash trees, Petunia, Dipladenia, irrigation parts, pavers)

- ✓ **DORIA MAILBOX CLUSTER #1: [Texas Ebony evergreen shade tree](#); 1 Purple Mex Petunia (4-27-2024)**
- ✓ **DORIA MAILBOX CLUSTER #2: Several Purple and Yellow Lantana, 1 Orange Tecoma (6-6-2024)**
- ✓ **DORIA ENTRANCE: Baby Saguaro, 3 Yellow Lantana, 2 Yellow Bells, Red Dipladenia, Purple Angelonia, Purple Mex Petunia, [Texas Mountain Laurel tree](#). Irrigation manifolds & hoses installed. (April-May 2024)**
- ✓ **MATILDA ENTRANCE: Common area, Island: Xeriscape started: agave & assorted cactus (May 2024)**
- ✓ **2 AZ Ash Trees purchased, deciduous, to plant in Sept ([Native Trees thru TEP @ \\$5 ea](#)) (April 2024);**
- ✓ **2 [Purple Crape Myrtle trees](#) donated by homeowner, deciduous, to plant in Sept (May 2024)**
- ✓ **[Irrigation Valve Boxes cleared out of packed sand/dirt](#)--Yellow Vest volunteers, at no cost. (5-6-24)**
- ✓ **Irrigation timers increased to 2x per day (15 min morn, 15 min late afternoon) for Summer**
- ✓ **25 concrete pavers installed at Northside Doria entrance for safe access to irrigation (5 red, 20 grey)**
- ✓ **Trimmed bushes blocking fire hydrant (4861 Doria) per Fire Marshal Ian's routine inspection (3-27-24)**

# Homeowner Helpers Contractor List



## AM Custom Painting [Low cost]

**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



### 1) Eco Landscaping & Palm Tree 520-589-3857 Luis Aparicio

[Low Cost] Yard cleanup, palm tree trim.

### 2) ART'S Creative Landscaping

[Low cost for Villas Homeowners]

**CALL ART: 520-250-0287**

Yard cleanup, palm tree trim.

### 3) Alexander's Garden Services

**520-273-7917 Brandon Alexander**

Specialty garden services: Irrigation, Permaculture, Garden design, Rain Water System, Soil delivery, Weeding, Fertilize, 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 Ron Garcia 520-338-7960

**\$35 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. Ron Garcia, LaMerc LLC: 520-338-7960 [Low cost]  
[RipG40@gmail.com](mailto:RipG40@gmail.com) \$35/hr (working, text him first)

2. Kyle Grabowski 520-474-6269 [Grab84@yahoo.com](mailto:Grab84@yahoo.com)  
\$100/hr (working, text him first)

### GATES: Electronic Gates: Moving Gate Systems,

Larry: Cell 520-539-0019 (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.**



**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 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 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 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 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/3yhz4vnc>



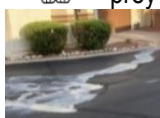
**Keep garage doors closed (DCC&Rs, Section 2.08)** "All garage doors of the dwelling units shall remain fully lowered and closed at all times unless the door is being used for purposes of ingress and egress." An open unattended garage invites theft; and even snakes and other wildlife onto your property.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