



# Villas Voice

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

## 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 Alponete

-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 Alponete

**Parking Permits:** Contact the Board

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

## Latest News:

### 3-Way Stop Coming Soon! (at Camino de Oeste & Circle K)



(7-8-2025) PIMA County DOT approved the Board's request for a traffic stop on Camino de Oeste. The **3-way stop** will be completed by Fall 2025. This will help slow speeding traffic, and also provide safer crossing for pedestrians traveling on foot. [\(VIEW THE BOARD'S REQUEST & PHOTO OF AREA HERE\)](#)



## Annual Homeowners Meeting Highlights:

Thank you to all for voting and attending **5-22-2025**. We had 9 mail-in ballots +3 in-person ballots (12 total); unfortunately, the required Quorum of 18 was not met. (Without a Quorum, no official business can be legally transacted). **Election results:** Monica will continue to serve as President; Erika will serve as Vice President; and Penny will continue serving as Director/Secretary.

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

## Welcome to the Neighborhood!



Welcome 3 new Homeowners: Leonard Dunaway on Joanna;  
Aimee Mayoral on Doria; and Charles Dressler on Doria.

**Next Board Meeting:** Thurs 11-13 @9am (agenda posted on website) held at Countryside Comm Clubhouse 9151 N Bald Eagle Ave



## Manager Report:

- **Villas Taxes filed:** Fed Tax 1120-H (\$313); and State Tax 120A (\$58) (3-31-25)
- **Paving completed** Fri May 9, 2025, Holbrook will assess doing crack repair 2026-2027
- **Parking:** 2 parking permits issued; 1 parking violation; 0 towed (April-July 2025)
- **Walkaround inspection** done Feb 2025; 1 fine; 4 pending fines for incomplete back walls & fences
- **Villas website renewed** for 1 YEAR: June 2025 to June 2026 (6-23-25, \$217)
- **2 new roof installations** on Doria & Joanna approved by DCCR Committee (May 2025)
- **Signs and reflectors** (purchased last year) to be installed now that paving & curb painting are done: Matilda island "Keep Right;" and Doria **"Dead End"** (July-Sept, by Yellow Vest volunteers, no charge)



## Landscaping Report:

- **Irrigation main valve pipe replaced**, NW entrance (Santa Rita Landscaping 6-13-25, \$567)
- **New irrigation valve installed** at Doria dead end. (Santa Rita Landscaping, 4-16-25, \$563)
- **2 irrigation leaks repaired:** 1 at Joanna mailbox; 1 on Matilda by Matilda valve box (4-10-25, \$239)
- **25 ft agape bloom removed** (June 2025, no charge because root ball came out w/o an excavator)
- **3 Texas Rangers blocking visibility pruned** down to sticks, requested by Matilda homeowners (May)
- **Tree branches trimmed** by Yellow Vest volunteer, large tree along Camino de Oeste (no cost, July)
- **Trash removed** by Yellow Vest volunteers (throughout Villas and along Camino de Oeste & Lessing); Red blanket; T-shirt & shorts; mini liquor bottles; soft drink cups, cans, plastic bottles (Feb-July 2025)
- **4 plants donated** by homeowner: (to be planted at entrance)



2 purple Vinca



2 Dwarf Pink Bougainvillea

Dog Bark Getty Images, George Peters



### Humane Dog Barking Control

**"Sonic Bird House Bark Control"**  
Just hang it in your yard! It really works!  
(A few homeowners in the Villas use them)

## 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**



**HOT PAVEMENT**

## Summer Pet Safety Tips

[Video]

## **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!



**During Summer the  
Safest time to walk your dog  
before 7am & after 7pm**

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





**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 October by having pack rat and mouse pros close all entryways into the walls of your home BEFORE they seek warmth for 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 afternoon between 1pm-3pm 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 call B&C Towing **520-744-1867**; 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>



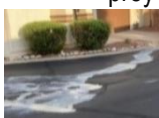
**Keep garage doors closed (DCC&Rs, Section 2.08)** "All garage doors of the dwelling units shall remain fully lowered and closed at all times unless the door is being used for purposes of ingress and egress." An open unattended garage invites theft; and even snakes and other wildlife onto your property.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



**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.**