

Villas Voice

CountrysideVillasHOA.com

Spring 2026 Newsletter

Annual Homeowners Meeting

Thursday, May 21, 2026 @ 9am

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

[2\) What is a Quorum?](#)

Annual Meeting packets with mail-in ballots for Board elections were mailed to all homeowners. We hope to see you there!

If you cannot attend please be sure to mail in your ballot so we can reach a quorum.

Annual Meeting held at:

[Countryside Community Club](#)

9151 N Bald Eagle Ave, Tucson, AZ 85742

💡 **Safety reminder:** Please remember to **turn on your porch light** to illuminate addresses and spot rattlesnakes.

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

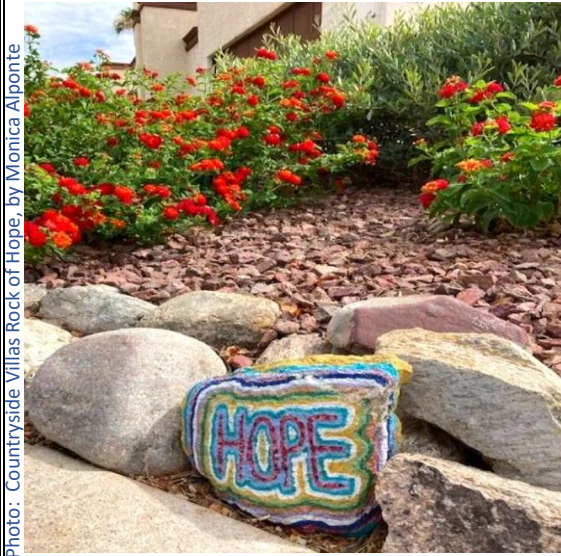


Photo: Countryside Villas Rock of Hope, by Monica Alponte

Countryside Villas HOA Managed by Pride Mgt.

Tel 480-682-3209 (Dues/Payments)

Email: Accounting@PrideMGMT.com

2026 Monthly Dues \$67 per month

Mail to and make payable to:

"Countryside Villas HOA"

PO Box 98551, Phoenix AZ 85038-0551

Include your payment voucher

Your acct# is on your statement (top left)

or pay online at:

[Homeowner Payment Portal](#)

www.PrideMGMT.com (must register first)
or if you prefer use your own bank's bill pay

HOA Board of Directors

Tel 520-301-4483 HOA issues, non-financial

Email CountrysideVillasHOA@yahoo.com

President/Treasurer: Monica Alponte

Vice President: Erika Mitchell

Director/Secretary: Penny Scott

Landscape Committee

Tom, Sherrie, Penny, Janet, Maryanne, Monica

DCCR Erika, Maryanne, Kim, Dave, Monic

Newsletter Monica Alponte

Parking Permits Contact the Board

[B&C Towing](#) 520-744-1867

If towed call B&C Towing (not the Board)



Manager Report

- **Taxes filed** Fed 1120H (\$416); State 120A (\$76); Prep + Comp Report \$450 (2-16-26)
- **Annual Arizona Corporate Commission (ACC) filed** in good standing, \$10 filing fee (2-5-26)
- **Transition to Pride Mgt complete** and old bank account closed (3-31-26)
- **Call for Nominees** for Board elections emailed and posted on website (4-4-26)
- **Annual Meeting Notice Packets with Board election ballots** and return envelopes mailed (4-25-26)

DCCR Committee Report



- **Annual Walkaround inspection** completed (2-18-26)
- **Parking:** 3 parking permits and 2 parking violations issued (Feb-March 2026); and 1 vehicle towed (4-7-26)
- **Homeowner installed new solar panel system** on Matilda (4-14-26)
- **Loose aggressive dog** reported, lives on corner of Joanna (3-24-26)
- **Porch Pirate on bike caught on video** with homeowner's package in hand (3-25-26) -> [Click to VIEW VIDEO](#)
- **Grey Mazda Lic# BPD1760 reported**—**Sheriff #0260120149** parked Camino de Oeste, expired tags (1-25-26)*
- **Car accident on Camino de Oeste**, 2 vehicles parked along the curb hit, no injuries (3-16-26)



Landscaping Report *(Service Requests, Santa Rita Landscaping)*

- **Texas Rangers hard-pruned**, hampering visibility of street address numbers on Matilda (2-25-26)
- **Tecoma bushes** along common wall on Matilda trimmed below wall line (2-25-26)
- **Bushes on corners** (Joanna at Doria), and (Joanna at Matilda) trimmed for better road visibility (2-25-26)
- **Request for pickup of 5 small piles** of raked sticks and dried vegetation at South entrance of Doria (3-26-26)
- **Wash area trimmed**, 10 feet behind houses along Doria (3-29-26)
- **Arborist to evaluate Ironwood tree** by Joanna hammerhead for trim due to yard encroachment (April 2026)

- CAMINO DE OESTE PARKING -

Neighbor Action: Report Abandoned Vehicles

* Abandoned Grey Mazda (Lic# BPD1760)
Expired tags (Oct 2023) and flat tire ↓



Photo by Penny Scott

Because Camino de Oeste is a public road, the HOA cannot enforce parking there. After Pima County discontinued parking on Lessing Lane, Villas residents rely on being able to park their extra vehicle there. To ensure these valuable spaces stay available, we work together to prevent Camino de Oeste from becoming an abandoned car lot like Lessing did. Otherwise, Pima may reevaluate Camino de Oeste parking as well. Since law enforcement doesn't regularly patrol there, it's up to all of us to call in abandoned vehicles.

1. **Call the Sheriff's non-emergency line** → (520) 351-4900
2. **Be specific with the location:** "Along the shoulder on Camino de Oeste between Doria & Lessing"
3. **Give make, model, and color of vehicle with license plate number, and the year the tags expire**

If a deputy asks why you are calling, tell them **space is limited and cite** [A.R.S. § 28-4801](#): "a vehicle or trailer left unattended within the right-of-way is prima facie evidence of abandonment." **Abandonment rules:** Pima County acts on vehicles unmoved from the same spot for **7 days**. Evidence of abandonment must include not having been moved for a significant amount of time, may be stolen, inoperable, may have **flat tires, expired tags, chalk marking, documented photos or a green warning notice left on the car by a deputy.**

[CLICK HERE](#) for complete rules and lookup tools if you suspect a vehicle is abandoned or stolen (VINs and license plates)