

anta Claus Snow Scenery, by Rose Mary Berlin, 2013



CountrysideVillasHOA.com

Villas Voice

Winter 2025-26 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

2026 Monthly Dues \$67 per mo
Mail to and make payable to:
"Countryside Villas"
PO Box 63215, Phoenix AZ 85082
Your acct# is your Lot# ([Lot Map](#))

Pay online propertypay.firstcitizens.com
Or use your bank's Bill Pay
Late fee if received after the 15th

HOA Board of Directors

President: Monica Alponte
VP/Treasurer: Erika Mitchell
Director/Secretary: Penny Scott

Contact the Board

Tel 520-301-4483
Email CountrysideVillasHOA@yahoo.com

Landscape Committee

Tom, Sherrie, Penny, Janet, Maryanne, Monic

DCCR Erika, Maryanne, Kim, Dave, Monic

Newsletter Monica Alponte

B&C Towing 520-744-1867

Blue Christmas Card, by Mementobloom



the community, the monthly dues were raised to **\$67 per month starting January 1, 2026.** (DCCRs VI, Section 6.03-A)

Upcoming for 2026:



2026 Monthly Dues increased to \$67/mo.

In November, Manager Belinda Taylor sent homeowners a letter of notification of the dues increase in the mail. Due to rising costs to maintain



Annual Walkaround: February 2026



Next Board Meeting: Thurs Feb 5, 2026 @9am at: **Countryside Comm Club**, 9151 N Bald Eagle, Tucson. Homeowners welcome! Agenda posted on website homepage



Reminders for Holiday Season:

Please never leave small pets unattended in yard especially in Winter due to hawks, bobcats, coyotes.

Pima County Sheriff: "Theft increases at Christmas time."

Please help prevent crime by turning your porch light ON at night; not turning your light on leaves the street dark and better cover for thieves. Beware of leaving packages unattended on porch or gifts locked or unlocked in your vehicle in the parking lot, especially at night.





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](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 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 Wednesday. 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/3yh4vnc>



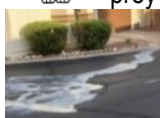
Keep garage doors closed (DCC&Rs, Section 2.08) "All garage doors of the dwelling units shall remain fully lowered and closed at all times unless the door is being used for purposes of ingress and egress." An open unattended garage invites theft; and even snakes and other wildlife onto your property.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



PAINTING SERVICES

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)



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 [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

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

LANDSCAPING



1) ART'S Creative Landscaping

[Low cost for Villas Homeowners]

CALL ART: 520-250-0287

Yard cleanup, palm tree trim.

2) Carlos Landscaping [Low cost]

Text him: 520-309-6176

(he works a day job please text him or call after 5pm)



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 \$35-\$50/hr (working, text him first)

GATES: Electronic Gates: Moving Gate Systems,
Larry: Cell 520-539-0019 (working, text him first)



BinSpa Express 520-499-7077

- Driveways
 - Walkways
 - Trashcans
 - Car Engines (family bus)
- Villas get discount



PRESSURE WASH



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.**