

Autumn in Tucson!



Reasons to Love Tucson in the Fall:

- Cooler Temps!
- Daytime Walking
- Fall colors
- Halloween
- Thanksgiving
- Football season!
- School
- Tree Planting

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

Villas Voice

Fall 2024 Newsletter

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

Monthly Dues: \$59 per month

(Late fee if received 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 Alponete
- VP/Treasurer: Erika Mitchell
- Secretary: Penny Scott

Contact the Board: 520-301-4483

Email: CountrysideVillasHOA@yahoo.com

Committees: Volunteers welcome!

Landscaping: Yellow Vest Volunteers:

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

ARC/CC&R: Erika, Brian, Maryanne,
Monica, Kim & Dave, Michael

Welcome Packages: Monica

Newsletter: Monica

Parking Permits: Contact the Board

B&C Towing: 520-744-1867



Happy Thanksgiving!



Next Annual Walkaround:

 **Jan 14, 2025**

Thank you to all homeowners who completed 2024 repairs and maintenance, especially 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: Homeowners who received notices for 2024 maintenance items still needed please contact the Manager to avoid a fine.



**Welcome our new
neighbor Jessica on
Doria Drive!**

**HOA
Meeting**



Thurs Feb 20, 2025 9am

Countryside Community Clubhouse
9151 N Bald Eagle, Tucson
All homeowners welcome!



Manager's Report:

Financial reports are always available upon request → [Contact Manager Belinda Taylor](#)

2025 budget submitted, will need to increase dues for 2025 to cover increased costs for utilities, vendors & contractor's price increases, and to build back reserves after paving in 2025.

- **Paving is set for April 2025:**

PAVING	\$ 21,694	(Holbrook Asphalt, uses special long lasting "HA5" (9 years)
Striping	\$ 2,167	(Speedy Striping)
Curb painting	\$ 1,789	(Speedy Striping)
Grand Total:	\$ 25,650	

- Four CDs to be renewed every 3 months @ 5.1%, totaling \$1,500 interest income for 2025.
- Trash service (REPUBLIC SERVICES) prices have increased from \$1,231 per month to \$1,415 per month. Belinda will contact them to see if we can get a discount on our contract for 2025.
- Landscaping going up from \$1,500 to \$1,545; Insurance going up \$100; Water & Electric going up \$300



President's Report:

- New turnaround sign & 3 stakes for no trespassing signs \$142 (9-24-24)
- Parking signpost purchased Aug, Amazon \$30, replace signpost damaged by storms
- Blue reflectors for fire hydrant marking with adhesive replaced 9-30-24, Amazon \$42
- Solar lights donated by homeowners and placed throughout Villas (July-Nov 2024)
- Reflectors placed along Doria bridge, turnaround, Matilda island. Home Depot \$30 (Oct 2024)
- Fine Hearing 11-14-24, six homeowners in violation of not completing walkaround maintenance items
- 2 parking permits issued between Aug-Nov 2024
- Dog barking complaint filed, excessive barking (10-9-2024)
- Excessive late night noise complaint filed (6-16-2024)
- Complaint: renter entering Matilda through exit, "truck too large to get into garage" (Sept 2024)
✓ *Matilda island "keep right" sign and island reflector purchased Amazon, Sept \$24.46*
- Complaint filed, Sherrif: suspicious solicitor 9-10-24, Sheriff said get trespassing sign with statute posted
✓ *No trespassing signs with AZ statute purchased (Sept, Amazon \$30.39 ea)*
- Complaints filed, Sherrif: RV parking on Camino de Oeste RV (8-14-24); & unhitched trailer (8-22-24)
- Complaint, homeowner dumped sliding glass door screen, Matilda. Landscapers hauled away (10-3-24)



Landscape Report:

- Irrigation Backflows both tested and passed \$140, report submitted to PIMA (Sept 2024)
- 5 large fallen trees due to storm, removed and hauled away, \$1,000 (July 2024)
- Landscapers sprayed yearly Preemergent included in contract (Oct 2024)
- Locking spigot/hose bib installed North Doria entrance, Patriot Plumbing \$650 (Oct 2024)
- Irrigation leaks repaired Oct (1 Joanna mailboxes, 1 North Doria entrance) Carlos Landscaping \$160
- Irrigation timers reduced to 10 min 1x day for Fall (Oct), will reduce 5 min 1x day for Winter (Dec)
- Irrigation spaghetti installed by Yellow Vest volunteers Doria entrance, Carolanne (May-Oct 2024)
- Plants donated and planted at Doria & Matilda entrances (Yellow Vest volunteers)
- Purchase and install large boulders as deterrent to 3-wheeler entering wash via at Lot 54.

UPDATE: Put on hold until after paving is completed in April 2025.



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 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 between 6am-7am. 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>



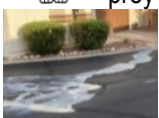
Keep garage doors closed (DCC&Rs, Section 2.08) "All garage doors of the dwelling units shall remain fully lowered and closed at all times unless the door is being used for purposes of ingress and egress." An open unattended garage invites theft; and even snakes and other wildlife onto your property.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



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) 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)

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



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 [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

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/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.**