

Villas Voice

CountrysideVillasHOA.com

Fall 2026 Newsletter

Embracing Desert Life After the Monsoons: Fall, Tucson's "Second Spring"

After the scorching heat of summer, we all welcome the refreshing relief of Fall, one of the most magnificent times of the year. As our community enters Autumn—it's back to the great outdoors!



Community Reminders for Fall:

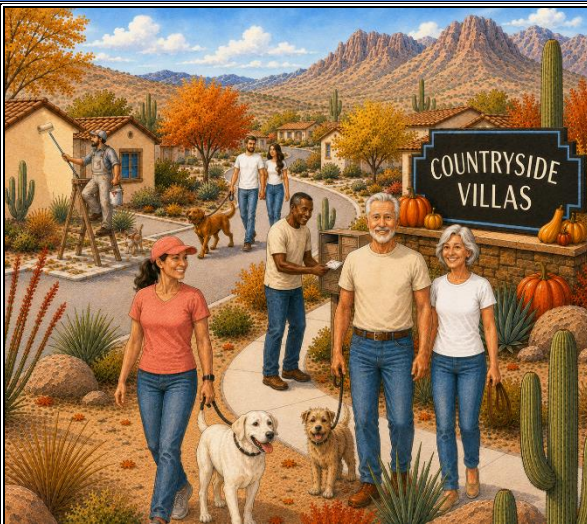
👉 **Holiday Decorations:** Festive neighborhood spirit is welcome! Holiday displays must be tasteful and safe. To ensure decorations do not become unsightly or cross into a community nuisance, holiday displays are to be put up **30 days before a holiday** and removed **14 days after the holiday**. [DCCRs Art II, Sec 2.10 & 2.11]

👉 💡 **Porch lights on at Dusk:** Porch lights must be turned on for **safety**, for school children, trick-or-treaters, and holiday visitors; to illuminate walkways and house numbers for emergency services and deliveries; and to help spot lingering rattlesnakes and wildlife crossing (javelina, coyote, bobcats). [DCCRs Art V, Sec 4.04, Rules & Regs]



👉 **Barking Dogs:** Cooler weather means people, dogs, and wildlife are much more active outside. **Please monitor your dog's barking** as increased foot traffic on the street and wildlife activity in the wash can trigger excessive barking. **See Next Page** 👉

➡ **Next Board Meeting: Thurs, Nov 5, 2026 @9am**
Countryside Community Club: 9151 N Bald Eagle Ave, Tucson



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 (520) 301-4483

(for HOA non-financial issues, landscaping, complaints)

Email CountrysideVillasHOA@yahoo.com

President/Treasurer: Monica Alponete

Vice President: Erika Mitchell

Director/Secretary: Penny Scott



Landscape Committee: Tom,
Sherrie, Penny, Janet, Maryanne, Monica

DCCR: Erika, Maryanne, Kim, Dave, Monic

Newsletter: Monica Alponete

Parking Permits Contact the Board (520) 301-4483

> **Trash Day:** Tues mornings (put trash out Mon eve)

> **Low-cost Contractors list** 👉 [click here](#)

> **(CCC) Clubhouse/Pool/Gym** (520) 744-4614

> **B&C Towing** 👉 (520) 744-1867

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

...Barking Dogs, *continued, Page 2*



[Click to
watch
video](#)



Humane Dog Barking Control

"Sonic Bird House Bark Control" \$29

Just hang it in your yard! It really works!

(Several homeowners in the Villas use them)

Try different placements aimed in line of sight for best results

We adore dogs, but nuisance barking is not allowed.

While a few alert barks at walkers, deliveries, or wildlife are normal, **nuisance barking is defined as:**

- Barking continuous for 10 minutes or more
- Barking on-and-off for 30 minutes or more

Please consider **your neighbors** who work nights and sleep during the day, work from home on conference calls, seniors who take naps, or homeowners who simply wish to enjoy their home, yard or patio in peace without a dog barking at them from 10 feet away. **If you cannot be home, please consider a low-cost humane barking control such as the**  [Sonic Bird House Bark Control](#).

NOTE: The Board must enforce the rules, which can include a hearing, fines, and the neighbor filing an animal control report with PAC. [DCCRs Art II, Section 2.03, Rules & Regs]

Management Report

- Welcome package sent to new homeowners: Craig & Chandra on Matilda, and Isaac on Joanna (9-1-26)
- Annual Backflow water testing (due 10-20-26) scheduled for Sept, AZ Certified Backflow Testers **(\$160)**
- Quarterly allotted transfers of **\$500** into Reserve bank account current at \$3,500 (target of \$6,000 by end of year)
- Edward Jones investment account continues to provide strong, guaranteed stability for Countryside Villas, with \$615 in interest @ 3.80% plus dividend earnings to date, with a target income of \$1,500 by the end of year
- 2027 Budget projections show a **5.6% increase** in utilities and vendor services; dues must be increased in 2027 to keep up with inflation and ensure uninterrupted maintenance, essential services and utilities

DCCR Committee Report

- 2 complaints of dogs barking on Doria (Aug-Sept 2026) 
- Parking: 2 parking permits issued; 0 parking violations; 0 vehicle towed (August-Sept 2026) 
-  Porch Light complaints, several homeowners not turning on porch lights, Board Resolution pending
- Grey Mazda (Lic# BPD1760, VIN# JM1CR2W37A0376714) still illegally parked on Camino  [Report #0260120149 \(1-25-26\)](#) 



Landscape Report: *(Homeowners with Trimming Requests please contact the Board)*

- Broken Saguaro arm at end of Doria hauled away by landscapers, no extra cost (8-13-26)
- Ironwood tree on Joanna Hammerhead trimmed by Luis at Eco Landscaping (\$630, 9-12-26)
-  Dead Agave Rosette removed at Doria entrance by Luis at Eco Landscaping at no extra cost (9-12-26)
- Santa Rita Landscape Review: The Board voted to continue service, with ongoing oversight (8-20-26)
-  Solar lights replaced, 2 at Joanna mailboxes; and 4 at Doria entrance common ground (\$57, 9-7-26)
-  1 Yellow Safety Vest purchased, Landscape Committee visibility & identification, Amazon (\$8, 9-9-26)
- 4 irrigation leaks on schedule for repair (3, Doria entrance; 1, Carolanne) Santa Rita, no extra cost (9-28-26)
- 4 Texas Rangers "Rejuvenation Pruned" (to sticks), 20 more still to do throughout the Villas (Oct-Dec)
- Replaced 3 dead purple Lantana with 3 sun-tolerant Drift Red Roses, Doria common ground (\$90, 9-17-26)

Handyman Craig

WELCOME NEW COUNTRYSIDE VILLAS HOMEOWNERS

“CRAIG & CHANDRA”

Available for Countryside Villas Home Repairs

“I have 30 years experience as a Union Carpenter and take pride in my work. I do a little of everything, I’m up for a challenge and don’t mind taking on the smaller jobs. Big jobs are fine, too.” — Craig Sliwa



(219) 776-3718



Csliwa73@gmail.com

SERVICES INCLUDE:

-  Drywall repairs and seamless patching
-  Trim work and minor carpentry projects
-  Hanging items like shelves, pictures, and TVs
-  Door adjustments and structural repairs
-  Furniture assembly and setup
-  Minor tile repairs and touch-up work
-  Exterior utility cabinets
-  Cabinet repair and exterior paint touch-ups
-  General home repairs and small custom projects



**CRAIG'S
HANDYMAN
— & HOME REPAIR —**

**RELIABLE WORK | QUALITY RESULTS
SMALL JOBS WELCOME**



**DRYWALL
REPAIRS**



**DOORS &
HARDWARE**



**TRIM &
BASEBOARDS**



**SHELVING &
STORAGE**

WHY CHOOSE CRAIG?



**Fair
Pricing**



**Reliable &
Dependable**



**Detailed,
Quality Workmanship**



**Old-School
Carpenter
Problem-Solving Mindset**



**Small Jobs
Welcome**



**References Provided
by Countryside Villas
Homeowners**

*****DISCLAIMER:** Per ARS § 33-1811** this listing in no way benefits the HOA, management, nor any member of the Board of Directors or any person related to them, and does not constitute an endorsement or recommendation by the Association.
Services and references listed by popular request of Villas' homeowners looking for low-cost help in meeting Annual Walk-around inspections requiring maintenance*