

# COUNTRYSIDE HEIGHTS

2025

July

## Newsletter

August



### A Summer Message from Your Board



As the summer heat settles in, we would like to wish all our residents a cool, safe, and relaxing season. Whether you're planning a vacation, enjoying time outdoors, or just trying to stay out of the sun, we hope you make the most of the months ahead.

With Tucson's monsoon season on the horizon, we encourage everyone to take a few extra precautions—secure loose items around your property, keep gutters and drains clear, and be mindful of sudden weather changes. Flash floods can occur quickly, so please stay alert and informed during storms.

Also, don't forget about our four-legged neighbors! Sidewalks can get dangerously hot, even in the evening, so a quick hand-check of the pavement can help protect your pet's paws. Make sure pets have plenty of water and shade if they're outside.

Thank you for being part of what makes Countryside Heights a wonderful place to call home. Stay safe, stay cool, and enjoy the summer!



**President:** Dawn Bennett

**Vice President:** Algurie Wilson

**Treasurer:** Jim Miller


**Member-at-Large:** Dan Thelen

**Management:** Holly King



*Thank you for staying informed and engaged in our Countryside Heights Community! If you have any questions or suggestion, feel free to reach out to the HOA Board or our manager Holly King*

 [countrysideheightshoa@gmail.com](mailto:countrysideheightshoa@gmail.com)

 (520) 744-2403

### May's Notes

- Transition from ADAM LLC to CCCA is complete
- Front monument signs at Drabble removed to be repaired
- Obtain Bids to repaint iron gates to the wash
- Replace missing bollards and faded warning signs in the drainage ways
- CC&R & ARC Inspection criteria
- Discussed parking issues and adjusting policy



### June's Notes

- Continued discussion on parking policy
- Monument signs are taking longer than expected to be repaired but should be done soon
- Continued working on bids for missing bollards, faded warning signs and iron gates.
- June 25th CC&R inspections
- ARC inspections to be done in July

The **Board of Directors Meeting** are held every 4th Thursday of each month on **Zoom**.

**Meeting ID:** [8577358](#)

**Passcode:** 909839



**July 24 @ 6pm**  
**August 28 @ 6pm**

## July 2025

Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

## Upcoming Events

- Jul 4 - 4th of July
- Jul 24 - Board of Directors Meeting
- Aug 4 - Marana Unified 1st Day of School
- Aug 06 - Amphi Public School 1st Day of School
- Aug 28 - Board of Directors Meeting

## August 2025

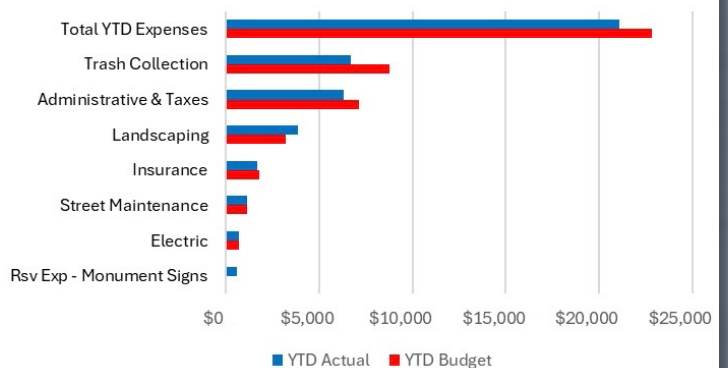
Sun	Mon	Tue	Wed	Thu	Fri	Sat
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3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

## FINANCIALS

### Financial Summary

Operating Account	\$9,786
Reserve Account	\$14,490
FCB CD	\$40,552
Revenue	\$7,176
Expense	\$3,898
Delinquencies	\$8,416
Prepays	\$1,069

### YTD Expense Budget Comparative



### Countryside Heights Dues Reminder

Our monthly assessments of \$44.95 are due at the 1st of each month. If your assessments are not received by the 30th of each month, a \$10.00 late fee will be assessed. Please indicate your lot # with your payment.

- Mail check:  
Countryside Heights HOA  
9151 N Bald Eagle Ave  
Tucson, AZ. 85742
- Drop off at CCCA
- Bill Pay thru your bank
- Pay online via the HOA portal Appfolio. A processing fee will be added to your payment
- Zelle:  
[countrysideheightshoa@gmail.com](mailto:countrysideheightshoa@gmail.com)



### Don't Forget

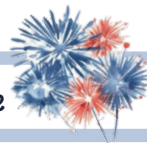
Countryside Heights is one of the 5 HOA's that make up the master Countryside Community Club Association. The dues of \$43.00 a month for CCCA are separate from the dues for Countryside Heights.



### Committee Member's Needed

If you're interested in shaping the sunny future of our neighborhood, we'd love to have your input and support!





O say does that Star-Spangled banner yet wave, over the land of the Free and the home of the Brave

## CC&R Concerns

### Trash Bins

Trash containers are never allowed to be stored in the front yards and may be placed outside at the curb, no earlier than the evening prior to pick up days, and needs to be removed for storage out of view from the street after pick up.

### Parking

Please park either in your garage, driveway or parallel to the street curb in the directions of the flow of traffic. Parking is not allowed in yards or on curbs.

### Yard Maintenance

Please help keep our community beautiful by regularly maintaining your yard — remove weeds, fallen leaves, and any dead vegetation. A tidy yard not only looks great but helps prevent pests and fire hazards too!



## Welcome



To Countryside Heights  
Ziv Baker & Tracey Hermanns

### Renters

- \* If you currently or plan to rent your home in the future, please make sure your tenants have a copy of the CC&R's.
- \* If you are a renter, and do not have a copy of the CC&R's, please contact your landlord or our community manager Holly King at [countrysideheightshoa@gmail.com](mailto:countrysideheightshoa@gmail.com) to obtain a copy.



### Don't Forget the ARC!

A friendly reminder to residents planning any exterior modifications or additions to their homes - please ensure compliance with our architectural guidelines. Before you make any changes, please make sure to submit an ARC form for Board approval. Please contact Holly King at (520) 744-2403 or [countrysideheightshoa@gmail.com](mailto:countrysideheightshoa@gmail.com) to get a copy of the ARC form sent to you.

### Be Kind and Respectful of Your Neighbors

***If your vehicle is longer than the driveway, please consider parking in your garage or on the street so your neighbors can walk on the sidewalk and not in the street***

***If your dog drops it, please pick it up***

**As a courtesy to one another, please be mindful of parking and try to leave the space in front of a neighbor's home available for their use when possible.**



### Important Contacts

Pima County Sheriff's Department Non-Emergency	520-420-8689
Tucson Electric	520-623-7711
Southwest Gas	877-860-6020
Oro Valley Water	520-299-5000
Waste Connections	844-708-7274
Pima Animal Care Center	520-724-5900
Community Center	520-744-2403



### JAM-IN-GO Cleaners

Call today for a free estimate

(520) 241-7366

Over 10 years cleaning experience

Owner Andrea Martin  
amtucson7337@gmail.com



## Star-Spangled Spectacular

**See you on Friday, July 4th, 2025:  
5:00PM – 9:30PM**

**FIREWORKS LAUNCH AT 9:00PM**

**Location: Crossroads at Silverbell District Park @ 7548 N Silverbell Rd, Tucson, AZ 85743**



Our teachers are champs, it's easy to see,  
But they can't run a class with just coffee and glee.  
They need wipes, some glue, maybe paper and pens—  
(They'd ask for patience, but that's in short supply again!)

So if you can spare some classroom supplies,  
Drop it off at the CCCA — don't forget to say HI.



Your donations help learning stay tidy  
and bright,  
And keep teachers from losing their  
minds... well, not quite!

**Call today for a free estimate!  
Or visit our website!**

520-213-6097

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