

Countryside Heights

March

Newsletter

April



Countryside Heights Dues

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

January

Annual Member's Meeting

- Countryside Heights's did not make quorum. Meeting was adjourned.
- 2024 Board of Directors will roll over for the 2025 Board of Directors
- Robert and Anny Kim won the Harkin's Movie Theater Tickets in the drawing.
- Caroline Barrett's name was also drawn for a snack gift basket

Operational Meeting

- Determined board officer's
- Set dates for yard sale, dumpster and bulk pick up
- ADAM LLC has new owners and new pricing

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 the CCCA are separate from the dues for Countryside Heights.

Ways to Pay

- Bill Pay thru your bank
- Pay online via the HOA Portal. A 3% processing fee will be added to your payment
- Sign up through First Citizens Bank.
- Mail check to

CHH - Countryside Heights HOA
C/O ADAM LLC
PO Box 52964
Phoenix, AZ 85072

2025 Board Of Directors

President: Dawn Bennett
Vice President: Algurie Wilson
Treasurer: Jim Miller
Member-at-Large: Dan Thelen
ADAM LLC: Bonnie Charles



Upcoming Events

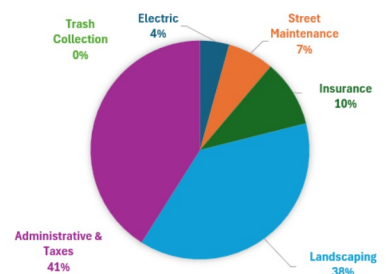
- * Mar 1 - Ramadan Begins
- * Mar 15 - Marana Founder's Day Parade
- * Mar 17 - St. Patrick's Day
- * Mar 17 thru 21 - School Break
- * Apr 12 - Spring Yard Sale
- * Apr 18 - Bulk Pick Up
- * Apr 19 - CCCA Easter Egg Hunt
- * Apr 20 - Easter
- * Apr 25 thru 27 - Dumpster Days located in Common Area at Hurston and Vidion Dr

The **Board of Directors Meetings** are held the 4th Thursday every other month on Zoom unless otherwise posted. Please join us on **Thursday, March 27, 2025 at 6:00 PM for Countryside Heights HOA Board Meeting.** An email will be sent with the Zoom link to all homeowners before the meeting.

Financial Summary

Operating Account	\$11,549
Reserve Account	\$9,233
FCB CD	\$40,000
Revenue	\$6,960
Expense	\$3,404
Delinquencies	\$7,901
Prepays	\$7,325

Monthly Expenses



Planning to Paint or Update the Exterior of Your Home?

Don't forget the ARC Form

If you are planning to make exterior changes or modifications to your property - The first step is to fill out the Architectural Review Committee (ARC) form, submit it and obtain the HOA Board's approval! Visit our HOA Portal at engage.goenumerate.com or contact Bonnie Charles at bonnie@adamllc.com to get a copy of the ARC form.



We Missed Quorum Again! Let's Change That Next Year!

Well, it happened again, we didn't reach quorum for the Countryside Heights Annual Member's Meeting. Out of all our homeowners, we received just 12 ballots and not nearly enough to conduct official business.

We get it, life is busy! But next year, we would love to see more of you return a absentee ballot, attend in person, or even consider serving on the board. It's a small effort that makes a big impact.

Got ideas on how to boost participation? Let us know! Let's work together to keep Countryside Heights moving forward.

Spring into Action: Home & Yard Maintenance Tips

Spring has arrived, and with it comes sunshine, warm breezes, and—unfortunately—pesky weeds and fallen leaves! Now's the perfect time to tidy up and refresh your home's exterior. Here are a few easy tips to keep our community looking great:



Weed Control – With the recent weather, weeds are popping up everywhere! Pull them early before they take over, or use a pet-safe weed treatment to keep them in check.



Leaf Cleanup – Desert winds bring plenty of leaves and debris. A quick sweep or a pass with the blower will keep your yard looking fresh and prevent buildup in corners and landscaping.



Exterior Checkup – Take a walk around your home to look for any winter wear and tear. Clean the windows, check for cracked stucco, and touch up any faded paint to keep everything looking sharp.



Desert-Friendly Sprucing – A pop of color from drought-tolerant plants, a new decorative rock arrangement, or a refreshed patio setup can make a big impact with minimal effort.

A little maintenance now means more time to enjoy the beautiful spring weather ahead. Happy sprucing!



CC&R Concerns

- * **RVs, Trailers, Boats** - At no time shall there be any outside storage of commercial vehicles, boats, trailers, campers, motor vehicles, mobile homes or house trailers of any type on the property or adjacent thereto. We do allow 24 hours for loading and unloading.
- * **Weeds and yard debris** - Take time to inspect your yard for weeds and other yard debris and promptly remove them.
- * **Unightly Articles** - No unsightly articles shall be permitted to remain so as to be visible from adjoining lots or from the street. Please store your belongings in the house, garage or back yard.



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 Bonnie Charles at bonnie@adamllc.com to obtain a copy.



Old winter gone, the glad colleen Spring, comes, and clothes the world in green



2025 Presidents Report
23 January 2025

Financially the association is doing ok, but increased costs have forced us to increase dues for 2025 by \$2.55, to \$44.95 a month. This is the first increase in several years and with this increase our 2025 budget projects a \$47 surplus next year. Our biggest future expense that the reserve account is set up for is maintenance and repair of our streets.

End of year operating account - \$9,500.85

End of year reserve account - \$47,730.76

The association continued to provide value to residents with trash services and semi-annual clean up days with free community dumpster and bulk pick-up.

Monthly expenses include:

- Trash and recycling service
- Street sweeping
- Landscaping on exterior of community and near mailboxes
- Streetlights near mailboxes
- Management of the association

Projects and improvements completed last year include:

- New street signs
- Replacement of locks on access gates to washes
- Replaced solar lights on entrance signs

2025 projects include repaint or replacement of entrance signs. Long term project is ongoing street maintenance.

COUNTRYSIDE HEIGHTS 2024 FINANCIAL REPORT

Operating Revenue	
06310 Assessment	\$66,359.75
06340 Late Fee	\$1,328.60
06370 Certified Mail	\$75.00
06350 Legal Fees Income	\$0.00
06360 Violations Fines	\$0.00
06490 Interest Income Operating	\$6.87
06510 Interest Income Reserve	\$105.75
Operating Revenue Total	\$67,875.97

Administrative	
07010 Management Fee	\$13,200.00
07020 Accounting Fees	\$425.00
07030 Meeting Expense	\$647.59
07035 Minute Transcription	\$160.00
07040 Storage & Supplies	\$84.00
07255 Statements	\$1,834.42
07260 Postage	\$546.37
07400 Printig & Reproduction	\$120.00
07500 Aged Misc. Charge	-\$90.00
Administrative Subtotal	\$16,927.38

Insurance, Fees and Taxes	
07250 Bank Charge	\$1.00
07280 Insurance	\$4,016.00
07440 Taxes - State & Federal	\$50.00
07450 Fees & Permits	\$10.00
07460 Property Taxes	\$32.84
Administrative Subtotal	\$4,109.84

Utilities	
08010 Electric	\$1,746.86
08040 Trash	\$22,991.04
Utilities Subtotal	\$24,737.90

Maintenance	
08120 General Maint - Material	\$422.52
08130 General Maint - Street Sweep	\$2,882.10
08220 Landscaping - Labor	\$7,010.00
Maintenance Subtotal	\$10,314.62

Year to Date	
Total Revenue	\$67,875.97
Total Expenses	\$57,754.74
Net Gain / Loss	\$10,121.23

Contribution to Reserves	
08590 Contribution to Reserves	\$18,000.00
Contribution to Reserves Subtotal	\$18,000.00

Reserve Expense	
09700 Lights	\$1,665.00
Reserve Expense Subtotal	\$1,665.00

Cash Accounts	
Operating Account	\$9,500.85
Reserve Account	\$47,730.76
Total	\$57,231.61



Countryside Heights Bulk Service

Friday, April 18th, 2025

You are required to schedule service by calling 520.881.4227. **DO NOT** schedule service through your HOA. This service is only provided to current Waste Connections of Arizona customers.

To receive bulk service customers **MUST** schedule by calling Waste Connections of Arizona (WCofAZ) at **520.881.4227 no later than noon the Thursday before service**. Without scheduling WCofAZ will not service your bulk placement. To ensure bulk pick-up, customers will need to make sure all materials are set out properly and placed curbside **prior to 6 a.m. on day of collection**. Materials will be collected by 6 p.m. on the assigned day. Due to participation and volume, bulk service could take **up to 48-hours for completion**.

Unacceptable Volume



Improper Bulk Set-Out



Proper Bulk Set-Out



The allowed area for bulk is 4-cubic yards.

DO

DO – Cut tree branches and wood into 4 foot lengths and bundle/tie together with twine, duct tape, etc...

DO – Place loose yard waste such as leaves and grass in bags

DO – Place furniture, such as chairs and couches at curb. No special preparation required.

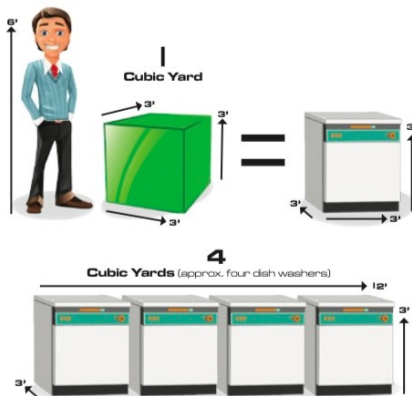
DO – Place century plants, cactus and other similar plants in boxes.

DO NOT

DO NOT: Place limbs or yard waste in a pile without being tied together

DO NOT: Place construction materials (concrete, dirt, rock, gravel, concrete blocks, drywall, etc...) at curb. Construction debris is solid waste derived from the construction, repair, remodeling of structures and will not be collected.

DO NOT: Place oil, paint, batteries or other hazardous materials



What does 4-cubic yards look like?
A space that encompasses four dishwashers

Acceptable materials for bulk collection include:

- Furniture and large appliances (excluding refrigerators)
- Household garbage and cardboard (including items that don't easily fit into the trash cart; the lid should close completely)
- Yard debris (including items that don't easily fit into the trash cart; the lid should close completely for standard collection; see additional requirements for preparing yard debris below)

When preparing yard debris for bulk collection, remember the three B's ; Bagged, Bundled or Boxed!

- Grass, leaves and other small items should be bagged and ARE not to exceed 50 pounds per bag.
- Tree limbs and cuttings cannot be longer than 4 feet and must be bundled and tied with twine, string, duct tape or similar cord so one person can handle them. Logs and limbs 12 inches in diameter or less are acceptable.
- Century plants, all cacti and similar plants that are hazardous to our collection employees should be boxed to avoid injury.

Unacceptable materials for bulk collection include:

- Tires, refrigerators, freezers, hazardous materials, motor oil, paint, batteries and construction materials such as harmful debris, concrete, carpet, pavers and brick.

Visit our Website

For more information regarding bulk pick-up service please visit our site at: WCofAZ.com - under "Schedule Bulk Service"



Countryside Heights

2025 Spring Community Clean-Up

Friday, April 25th to Sunday, April 27th



You will be able to bring your refuse items and place them **IN** the dumpsters.
The 40-yard dumpster is located southwest of 5080 West Didion Drive

To avoid overfilled dumpster or misuse we will need to establish some ground rules for the dumpsters.
Please adhere to the below guidelines.

PLEASE FOLLOW THESE RULES:

- Countryside Heights residents **ONLY!** Please no family or friends.
- **Do not** leave items around the dumpster if it is full. Only items **IN** the dumpster will be hauled away.
- **Do not** assume that someone else is responsible for cleaning up your mess.
- **Do not** overfill the dumpster. If items are sticking out over the top, the **HOA will incur substantial charges and possibly a charge for another whole dumpster if the dumpster is too full.**
(see images below)
- **No hazardous materials accepted!** (auto fluids, batteries, filters, fuel, fertilizers, paint, tires, pesticides, solvents, household cleaners, fluorescent light bulbs, propane and pharmaceuticals.
- **No landscapers!!** These roll off dumpsters are for the sole use of Countryside Heights community members. If you witness any landscape company utilizing these roll off dumpsters please obtain the name of the company and report the information to your HOA.



Do Not Overfill



Do Not Place Items Outside of the Dumpster

Founders' Day

See you on Saturday, March 15th,
2025: 10:00AM - 3:00PM

ENJOY THE PARADE 10:00-11:30AM

Location: Ed Honea Marana Municipal Complex @ 11555 W. Civic Center Dr. Marana, AZ 85653

2025 PARADE THEME: BEST DAY EVER! (THINK WEDDING, ANNIVERSARY, CELEBRATIONS OF ALL TYPE)



FESTIVITIES FROM THE PARADE'S END TO 3PM INCLUDE:

- CAR SHOW presented by Obsessions Car Club
- LIVE CULTURAL PERFORMANCES
- HISTORICAL EXPERIENCES
- 18 FOOD TRUCKS
- 25+ ARTISAN VENDORS & EXHIBITORS
- CREATION STATION presented by Lucky Cat Social Art
- Glitter Tattoo and Balloon Animal Stations
- CHALK ART ALLEY
- INFLATABLES & LAWN GAMES
- FREE PHOTO BOOTH

Important Contacts

Pima County Sheriffs 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
ADAM LLC	520-624-1206

IF YOU HAVE ANY SUGGESTIONS FOR THE NEWSLETTER OR WOULD LIKE TO ADVERTISE YOUR BUSINESS, PLEASE REACH OUT TO DAWN AT DAWN.BENNETT.CH@GMAIL.COM

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

520-213-6097

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