



# Countryside Heights



May

## Newsletter

Jun



### 2025 Board Of Directors

President: Dawn Bennett  
 Vice President: Algurie Wilson  
 Treasurer: Jim Miller  
 Member-at-Large: Dan Thelen  
 Management: Holly King

The Board typically meets every other month, but as we transition through changing management companies we will hold monthly meetings on the fourth Thursday of each month. Please join us via Zoom on **Thursday, April 24, 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.

### Board Notes

- Still taking bids on repair of Monument signs at entrances
- Looking at creating committee to update Rules and Regulation Standards.
- Looking at re-establishing a Social Committee

### Upcoming Events

- May 1 - Management services begin with CCCA - Assessments Due
- May 3 - CCCA Shredding Event
- May 3 & 4 - CCCA Dumpster
- May 5 - Cinco De Mayo
- May 11 - Mother's Day
- May 22 - Last Day of School for Marana Unified School District
- May 26 - Memorial Day
- Jun 11 - Father's Day



### Exciting Changes Ahead for Countryside Heights HOA

We are excited to announce that, beginning May 1, 2025, Countryside Heights HOA will transition from using ADAM LLC's services to being managed by our master association, Countryside Community Club Association (CCCA).

This change will allow us to significantly reduce management costs and contribute more to our reserve funds. While road maintenance remains our primary focus for the reserve funds, these savings will also help address other important community expenses.

Please note, **Countryside Heights HOA is not merging with Countryside Community Club Association.** We remain separate associations, but Countryside Heights will now be managed by CCCA's experienced manager, Holly King. Holly brings over 20 years of expertise in community management, and we are confident that homeowners will find this transition both seamless and convenient.

### Key Payment Information:

- Payments made *before April 25, 2025*, should still be sent to ADAM LLC
- Payments made *on or after April 25, 2025*, should be sent to  
**Countryside Heights HOA**  
**9151 N. Bald Eagle Ave**  
**Tucson, AZ. 85742**



Although payments will be sent to the CCCA office, it is essential to keep payments separate:

- Payments of **\$44.95** should be made to **Countryside Heights HOA**
- Payments of **\$43.00** should be made to **Countryside Community Club Association or CCCA**

If you have any questions or concerns, or if you did not receive the welcome letter outlining these changes sent in April, please reach out to Holly King at **(520) 744-2403** or email **countrysideheightshoa@gmail.com**.

We believe this move will bring added convenience to our homeowners while helping us build a stronger future for our community.

## Committee Member's Needed

We're looking for volunteers to join a committee to help update our community's Architectural, Rules & Regulations Standards. We would also like to possibly reestablish our Social Committee. If you're interested in shaping the future of our neighborhood, we'd love to have your input and support! Contact Dawn Bennett if you are interested.

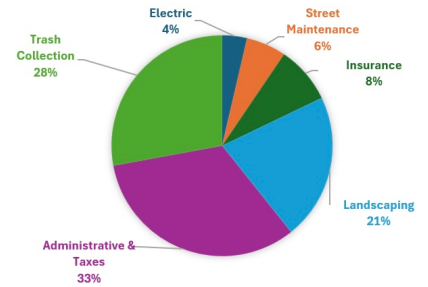
dawn.bennett.ch@gmail.com

## Financial Summary

Operating Account	\$11,006
Reserve Account	\$11,837
FCB CD	\$40,276
Revenue	\$5,377
Expense	\$4,323
Delinquencies	\$8,009
Prepays	\$6,687



## 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! 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.**

## Countryside Heights Dues

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

### Ways to Pay

- 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)



## Pick It Up, Don't Let It Bee!

When walking your pup through the neighborhood street,

Remember, their business is yours to complete.

A pile left behind is a terrible sight,

And stepping in one? Not a neighbor's delight!

So grab a small bag, it's easy to do,

Scoop it, tie it, and toss it out too.

Let's keep our sidewalks and yards looking neat,

For clean, happy paws and shoes on our feet!



## Heads Up: Community Inspections Coming Soon

As we continue our transition to the CCCA, we're working to make sure our community stays clean, well-maintained, and looking its best. Over the next few weeks, we'll be doing two quick inspections throughout the neighborhood:

1. Property Inspection – We'll be checking for things like weeds, parking issues, and trash cans that are visible from the street or neighboring homes.
2. Architectural Inspection – This will include roof condition, paint, fascia, and general exterior maintenance.

The good news is, everyone's starting with a clean slate, unless there's already a significant issue. Now's a great time to take care of any small fixes before inspections begin. Thanks for helping keep our neighborhood looking great as we move forward together with the CCCA.


## 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.



**zelle**

**Class Of 2025**



2025 graduation ceremonies for Mountain View and Marana High Schools will be held at the Tucson Convention Center on Thursday, May 22. The times and details for each school's ceremony will be shared with our community as soon as details are worked out with the convention center directors.

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

520-213-6097



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**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](mailto:DAWN.BENNETT.CH@GMAIL.COM)**

**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
Community Center	520-744-2403



*Welcome To The Neighborhood  
Tyler Dapser-Sullivan*