

COUNTRYSIDE HEIGHTS

September **Newsletter** October



Stop Signs Added at Camino De Oeste and Bald Eagle Ave



Pima County recently installed stop signs at the intersection of Camino De Oeste and Bald Eagle Avenue to improve pedestrian safety and create a calmer, safer roadway through our neighborhoods.


While the added stop signs are a positive step for those walking across Camino De Oeste, we've also noticed that traffic can sometimes back up during busier hours, making it a little more challenging for Countryside Heights residents to pull out of the neighborhood. We encourage everyone to use extra patience and courtesy as we all adjust to the new traffic flow.


Together, we can make sure the change brings more safety while keeping our community streets welcoming and manageable for both drivers and pedestrians.

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

 (520) 744-2403

July's Notes

- Board updated and passed Countryside Heights Parking Policy
- Front monument signs have been reinstalled with a fresh look
- We will be updating some street signs and caution signs and installing towing notices throughout the community

August's Notes

- Schedule the Fall Garage Sale for October 4th with the arrival of the dumpster October 10th
- We will begin having Bulk Pick-up during the months of January and July and dumpsters will be provided in April and October
- 2 amendments to the Bylaws are being reviewed for member vote at the annual meeting.
- We are still working on getting the street signs
- Bank NSF's are now set at \$25
- Begin working with Sunland Asphalt for road maintenance



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

Meeting ID: [8577358](#)

Passcode: 909839



September 25 @ 6pm

October 23 @ 6pm

September 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

- Sep 1 - CCCA sponsored Labor Day BBQ
- Sep 19 - Street Sweep
- Sep 25 - Board of Directors Meeting
- Oct 4 - CCCA Craft Fair
- Oct 4 & 5 - Fall Garage Sale
- Oct 6 thru 10 - MUSD Fall Break
- Oct 10 thru 12 - Community Dumpster
- Oct 17 - Street Sweep
- Oct 18 - Marana Fall Festival
- Oct 23 - Board of Directors Meeting

October 2025

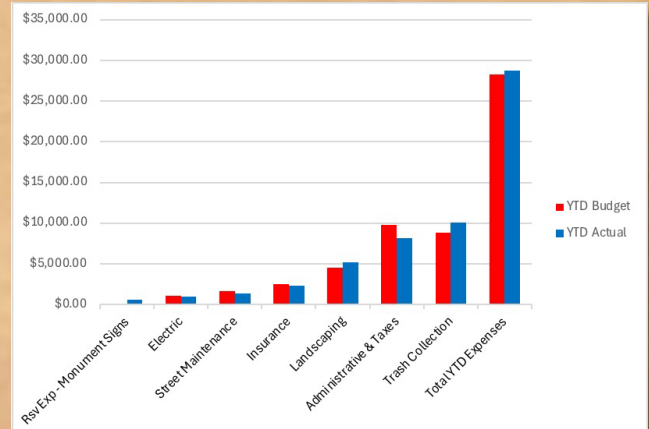
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	



FINANCIALS

Snapshot

Operating Account	\$13,758
Reserve Account	\$57,551
Revenue	\$6,077
Expense	\$3,760
Delinquencies	\$7,265
Prepays	\$6,796



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

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.

Street Sweep

Just a quick reminder, every 3rd Friday of each month, Speedy Sweeping comes to clean our streets. Please make sure your vehicles are removed from the road for maintenance.

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!



"All labor that uplifts humanity has dignity and importance and should be undertaken with painstaking excellence." -
Martin Luther King, Jr



CC&R Concerns



Pet Waste

Please remember that picking up after your pet is not just a courtesy, it's essential for the health and cleanliness of our community.

Parking

A reminder we should all be parking our vehicles in the garage, then the driveway and then on the street in the direction of the flow of traffic. Parking is never allowed on the gravel, curbs, street corners or in front of drainage ways.

Yard Maintenance

The weather is turning a bit nicer so we all need to get those weeds pulled and tree debris rake up.

Bulk Pick Up & Dumpster Schedule

We're tweaking the schedule a bit to make things easier for everyone! Bulk pick up will now be in April and October, and dumpsters will be available in January and July. Spreading the services out quarterly gives everyone more opportunities to take advantage of them and helps keep our community looking its best year-round. Thanks for your patience as we roll out the new schedule!

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, and our Standard Policy.
- * If you are a renter, and do not have a copy of the CC&R's or Standard Policy, please contact your landlord or our community manager Holly King at 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 to get a copy of the ARC form sent to you.

Be Kind & 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

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.



Monday September 1st

Hotdogs & Hamburgers will be served starting at 5pm. You are welcome to bring a dish, CCCA will be providing chips, cookies, popcorn, drinks, hotdogs, hamburgers, and all the toppings.

Jumping Castle, snacks, drinks, activities, etc. starting after 3pm.



JAM-IN-GO Cleaners

Call today for a free estimate

(520) 241-7366

Over 10 years cleaning experience

Owner Andrea Martin
amtucson7337@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 Community Center	520-724-5900 520-744-2403

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

520-213-6097

HUSLE & ROLL

Painting

<http://www.hustlerollpainting.com>



Art & Craft Fair at CCCA.

**Saturday October 4th,
8am to 2pm**

Items include:

Crafts or every kind, Holiday & non Holiday. Baked goods, handmade jewelry, holiday décor, ornaments, art work, wood work, metal work, decorative pots & vases, candles, lotions, soaps, handmade cards, quilts, totes, scented oils, flower arrangements, etc.



MARANA FALL FESTIVAL

October 18, 2025

Join the Town of Marana for an evening of fun for all ages at the Marana Fall Festival!

Enjoy thrilling carnival rides, live music and dance performances, a Spooky Garden Walk with pumpkin carving and a gypsy fortune teller, a sunflower field & photo set, a beer garden, whiskey tasting from Whiskey Del Bac, and the main event, the Mutton Bustin' Competition!

Grab an afternoon snack, dinner, or dessert at 25+ local food trucks, and browse locally-made wares at the artisan & craft market.

The festivities run from 2PM to 9PM at Marana Heritage River Park in Gladden Farms!

