

COUNTRYSIDE HEIGHTS

November **Newsletter** December

Community Updates & Holiday Happenings

There's a lot happening around the neighborhood! The Board has scheduled road maintenance for the week of November 4, and road access will be limited during this time. Please plan accordingly and remember that anyone driving on the roads during the restricted period may be charged for any damage caused. More details can be found on page 4 of this newsletter.

The Board is also excited to announce this year's Countryside Heights Holiday Gathering on Thursday, December 11 from 6 p.m – 8 p.m. Neighbors are invited to join us on Cahill Way for cookies, hot chocolate, and hot apple cider before setting off together to enjoy the holiday lights, caroling, and community cheer. All residents are encouraged to take part in the Holiday Lights Contest and vote for their favorite decorated homes. Watch for a little extra sparkle for our winners! More details will be coming in your email.

Lastly, the Association will soon be holding elections for new Board Members. We're looking for dedicated homeowners to help guide our community, manage finances, and make decisions that shape our future. If you're interested, please contact a Board Member or our community manager, Holly King, by November 25 to learn more or get your name on the ballot. You can also call the office at 520-744-2403 (Mon–Fri, 8 a.m.– 3 p.m.) for more information.



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

Give Thanks!



September's Notes

- Approved the crack and fog sealing of our roads.
- The board approved \$30,000 from the Reserve Account to be placed in a 6 month CD @ 3.5%
- Reviewed 2026 draft budget
- Approved 3 Bylaw Amendments to be voted on by members at the Countryside Heights Annual Member's Meeting in January

October's Notes

- Holiday Decorated Yard Contest approved
- \$30,000 transferred to 6 month CD
- Road Fog Seal and re-striping Nov 3 thru 6th
- Set up meeting with Dunn Edwards to update paint colors
- Reviewed contracts for landscaping, waste and insurance

The **Board of Directors Meeting** are held every 4th Thursday of each month on **Zoom**. Due to the holidays, the dates have been changed.

Meeting ID: 8577358

Passcode: 909839



November 20 @ 6pm

December 18 @ 6pm





November 2025



Upcoming Events



December 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						

- Nov 3 thru 6 - Road Maintenance
- Nov 20 - Board of Directors Meeting
- Dec 11 - HOA Holiday Gathering 6-8 pm
- Dec 18 - Board of Directors Meeting
- Dec 22 thru Jan 5 - No School

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			

September 2025

Account	Balance
Operating Balance	\$ 13,538.62
Reserve Balance	\$ 59,768.60
Revenue	\$ 4,979.89
Expense	\$ 3,052.09
Delinquent Assessment	\$ 7,700.09
Prepaid Assessments	\$ 5,044.16



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

Street Sweep

Just a quick reminder, every 3rd Friday of each month, Speedy Sweeping comes to sweep 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! Michelle Camarena will now lead the Social Committee ~ Thank you!

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.

There will be no trash or recycling pick up Tuesday, November 4th due to road maintenance. Waste Connections will provide trash pickup only (no recycling) on **Friday, November 7th.**

Stored Items

In order to keep our neighborhood neat and welcoming, please remember to store household items, tools, and trash bins in your garage, backyard, or home rather than in driveways or yards.

Parking

Remember, vehicles parked on the street must be parallel to the curb no more than 6" away, and with the flow of traffic. No parking in front of fire hydrants or mailboxes, nor within 10 feet of a corner or in front of any drainage way.

Tree Maintenance

Please keep trees neatly trimmed with at least 8 ft clearance from other homes, vehicles, sidewalks and streets. Be sure to clean up any fallen branches or debris to help keep our community looking its best!

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.

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.

ATTENTION RESIDENTS OF Countryside Heights

Sunland Asphalt has been contracted to perform a road maintenance project in your area.

Scheduled Dates: Monday 11/3 – Wednesday 11/5

Fog Seal: The streets will be swept clean and coated with an asphalt emulsion. This material will take approximately 24 hours to fully cure and be safe for vehicle access. Barricades will be in place for the duration of the work; please do not move the barricades. A member of the Sunland crew will remove the barricades once it is safe for vehicles to drive on the pavement.

Scheduled Dates: Tuesday 11/4 – Thursday 11/6

Striping: A striping crew will arrive early in the morning to re-stripe all pavement markings. The crew will remove the barricades once they have finished, and it is safe for vehicles to drive on the pavement.

Vehicle access, including golf carts and bicycles, will be prohibited from 7am to 7am the following day during this operation. Please ask the crew foreman for help with getting around the work area. The roads must be dry for the fog seal, so we ask that you refrain from any outside watering and turn off all sprinklers on the scheduled dates. Please remove any trash and recycle containers from the road and do not park on the pavement. We request that you park outside of the appropriate work areas by **7am** on the workdays. Any vehicles in the work area will be towed at the owner's expense. Sunland Asphalt will not be held liable for any damage that occurs during towing. For your own safety, do not walk on or touch the seal material until it has fully dried.

Fog seal cannot be applied in the wind, rain, or extreme temperatures. If a reschedule is necessary, we will send an updated schedule as soon as possible. We understand there may be some inconvenience during this maintenance. We ask for your patience and understanding as we work to provide excellent results with minimal inconvenience

DO NOT REMOVE THE BARRIERS - YOU WILL BE LIABLE FOR THE COST OF ANY DAMAGE TO THE ROAD WITH A \$500 FINE



COUNTRYSIDE HEIGHTS HOLIDAY GATHERING

YARD DECORATING CONTEST

Thursday, December 11 • 6-8 PM



Join your neighbors on Thursday, December 11 from 6-8 p.m. for cookies, hot chocolate, hot apple cider, and caroling. Festivities start along Cahill Way! Celebrate the season, enjoy the lights, and cast your vote for the best-decorated homes in Countryside Heights.



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

520-213-6097

HUSTLE & ROLL

Painting
<http://www.hustlerollpainting.com>

Happy Holidays

Town of Marana Presents: Holiday Festival & Christmas Tree Lighting



Saturday, December 6, 2004

2:00 PM - 9:00 PM

Tree lighting starts at 6:00 PM

Encore starts at 8:00 PM

Ed Hornea Marana Municipal Center

11555 W. Civic Center Dr

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

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Call today for a free
estimate

(520) 241-7366

Over 10 years cleaning
experience

Owner Andrea Martin
amtucson7337@gmail.com