

COUNTRYSIDE HEIGHTS

The logo for CountrySide Heights features the words "COUNTRYSIDE" and "HEIGHTS" in a large, bold, black serif font. Below the text is a stylized illustration of a desert landscape. It includes a brown ground line, several green saguaro cacti of varying sizes, and a bright orange sun. The sun is positioned between the two words, and the cacti are scattered across the landscape.

Fiscal Year 2025
Annual Report

Dear Countryside HOA Members,

We are happy to share the results of our Annual Meeting and to report that we successfully achieved quorum this year. The Association requires a quorum of 25% of members in good standing, which meant a minimum of 28 ballots. We received 34 ballots for the election of board members and 33 ballots for the Bylaw amendments, allowing all business to be conducted as planned.

As a result of the election, the current Board of Directors has been re-elected for another term. The newly assigned board positions for 2026 are as follows:

- President: Jim Miller
- Vice President: Dan Thelen
- Secretary: Dawn Bennett
- Treasurer: Dawn Bennett
- Member At Large: Algurie Wilson

The Amendments voted on by the members are as follows:

Amendment to Article III Section 5. Absentee Voting: PASSED

AT ALL MEETINGS OF MEMBERS, EACH MEMBER MAY VOTE IN PERSON OR BY ABSENTEE BALLOT. ALL ABSENTEE BALLOTS SHALL BE FILED WITH THE SECRETARY PRIOR TO THE ELECTION AT A DESIGNATED TIME SET FORTH BY THE BOARD OF DIRECTORS.

Amendment to Article IV, Section 2. Term of Office: PASSED

AT THE FIRST ANNUAL MEETING AT WHICH THIS AMENDMENT IS ADOPTED, THE MEMBERS SHALL ELECT TWO (2) DIRECTORS TO SERVE INITIAL TERMS OF TWO (2) YEARS EACH AND THREE (3) DIRECTORS TO SERVE INITIAL TERMS OF ONE (1) YEAR EACH. THE DIRECTORS ELECTED TO THE ONE (1) YEAR TERM SHALL BE DETERMINED AMONG THE DIRECTORS. THEREAFTER, AT EACH SUBSEQUENT ANNUAL MEETING, DIRECTORS SHALL BE ELECTED TO SERVE TERMS OF TWO (2) YEARS.

Amendment to Article VI Section 1. Regular Meetings: PASSED

REGULAR MEETINGS OF THE BOARD OF DIRECTORS SHALL BE HELD NO LESS THAN SIX (6) TIMES PER YEAR, AND NO MORE THAN TWELVE (12) TIMES PER YEAR, AT INTERVALS TO BE DETERMINED BY THE BOARD, WITH MEETINGS OCCURRING AT LEAST EVERY OTHER MONTH. NOTICE OF EACH REGULAR MEETING SHALL BE PROVIDED TO ALL MEMBERS IN ACCORDANCE WITH THESE BYLAWS, AT SUCH PLACE AND HOUR AS MAY BE FIXED FROM TIME TO TIME BY RESOLUTION OF THE BOARD FOURTY-EIGHT (48) HOURS PRIOR TO SAID MEETING. IF THE MEETING FALLS ON A LEGAL HOLIDAY, THEN THAT MEETING MAY BE HELD AT THE SAME TIME AND WITHIN ONE (1) WEEK PRIOR TO OR FOLLOWING THE HOLIDAY, WHICH IS NOT A LEGAL HOLIDAY.

The Board will now meet on the 4th Thursday of the odd-numbered months: January, March, May, July, September, and November, unless special matters arise that require additional meetings.

Next week, the Board will sign all the amendments passed and have them recorded with the Pima County Recorder's Office. Thank you to everyone who participated by submitting their ballots and helping us reach quorum. Your involvement is what keeps our community strong and moving forward. If you have any questions or would like to attend an upcoming meeting, please feel free to reach out.

Sincerely,

Dawn Bennett
Secretary & Treasurer
Country Heights Homeowner's Association

Countryside Heights Homeowner's Association

2025 President's Report

On behalf of the Board of Directors, I would like to truly thank our members for the patience and understanding shown during our transition in management responsibilities. Change is never easy, and we greatly appreciate the grace and support extended to us during this process. Our goal remains to foster a community where residents are proud to call Countryside Heights home.

I would also like to thank my fellow Board members for volunteering their time, energy, and dedication to the care and betterment of our neighborhood. In addition, I want to extend a special thank you to Holly King for her continued commitment and hard work on behalf of the Board, our homeowners, and our residents. Her efforts often go above and beyond, and they do not go unnoticed.

Review of 2025

The Board has worked diligently, throughout the year, to support the well-being of our community. From handling everyday needs to looking ahead at what's coming next, we've worked hard to make thoughtful decisions that support the association. Everything we do is with the goal of keeping our neighborhood running smoothly and a great place to live.

Management: One of the most significant changes was the transition of management responsibilities from ADAM, LLC to our master association, Countryside Community Club Association (CCCA). This transition began as a one-year beta test in early 2025 and is scheduled to conclude in May 2026. At this time, we have no reason to believe this relationship will not continue. This change has resulted in a reduction in monthly management costs and, just as importantly, improved communication between management, the Board of Directors, and our homeowners.

Community Maintenance: Maintaining and improving our community's physical assets remains a priority for the Board, with a focus on safety, functionality, and appearance. This year included repairs and repainting of the front monument signs, along with the installation of new solar lighting to improve visibility and curb appeal. Several faded street signs throughout the neighborhood were replaced, enhancing both safety and aesthetics.

In October, crack sealing and fog sealing of our neighborhood roads were completed. Although our roads are approximately 35 years old — well beyond their typical life expectancy — they remain in good condition due to consistent care and maintenance. This work reflects our commitment to preserving infrastructure and protecting the long-term investment homeowners have made in Countryside Heights.

Financial Planning: Strengthening the long-term financial health of our association's reserve account remains a top priority. We will continue investing in Certificates of Deposit to safely grow our reserves while also looking for opportunities to reduce costs wherever possible.

Community Engagement: We are encouraged by a renewed sense of community spirit within Countryside Heights with our new Social Committee sponsoring several events, including a hot chocolate night and the return of the holiday yard decorating contest. These activities helped bring neighbors together and foster a stronger sense of connection within our community. Thank you, Michelle Camarena, for all your efforts.

Plans for 2026

As we look ahead, the Board has several initiatives planned for the coming year:

Infrastructure and Safety Improvements: Planned projects include maintenance of wash gates, replacement of missing or damaged bollards along drainage ways, installation of towing signage, and repainting curbs in designated no-parking areas.

Road Planning and Reserves: Our roads are privately owned by the members of Countryside Heights, allowing us to proactively maintain them rather than rely on Pima County. The Board's ongoing priority is the growth and stability of our reserve funds, so Countryside Heights is well positioned to address future road needs and other long-term community expenses.

Bulk Trash Programs: To provide greater convenience for homeowners, curbside bulk pickup will be scheduled in January and July, with dumpsters available in April and October. This staggered schedule allows for more flexibility when removing bulk items and yard debris.

Communication: Clear and consistent communication is a top priority for this Board. We value transparency and believe open dialogue between homeowners, management, and the Board is essential to the success of our association. If there is information you would like to see communicated differently, topics you feel should be addressed, or ideas you would like to share, we encourage you to reach out. Member input is vital to our continued success.

Social Events: The Board approved an increase to the Social Committee budget for 2026. Please watch for announcements in newsletters and emails regarding upcoming community activities.

Community Standards and Property Values: We will continue reviewing and updating our standards and policies to maintain a healthy balance for all members. Ongoing CC&R enforcement will focus on property maintenance, neighborhood appearance, and—most importantly—the safety of all residents.

Thank you for your continued involvement, cooperation, and pride in Countryside Heights. Together, we are building a strong, well-maintained, and welcoming community.

Sincerely,

Dawn Bennett

President, Countryside Heights Homeowner's Association

Countryside Heights Homeowner's Association

2025 Treasurer's Report

I'm happy to share a summary of our 2025 finances and a look ahead to 2026. While the year brought a few unexpected changes, it also created opportunities to save money, correct past issues, and strengthen our community's financial future.

After approving the 2025 budget in November 2024, we learned that our management company, Adam LLC, was under new ownership and planning to significantly raise fees. Rather than absorb those costs, the Board explored other options and secured a one-year beta agreement with our master association, the Countryside Community Club Association (CCCA).

This change lowered our management fees from \$1,100 to \$500 per month, with materials billed at cost. After making the switch in May, we saved about \$5,000 by the end of the year, which was added to our Reserve Account as a one-time contribution in December.

Once the transition was complete, we uncovered several issues that required immediate attention and correction. We discovered the association had been paying for an extra trash service since 2015, resulting in approximately \$1,500 in overpayments, part of which was refunded. That same review allowed us to renegotiate the trash contract, reducing a projected 26% increase in 2026 to just 6% and saving the community close to \$10,000 over the next seven years.

Also, during our review, we learned that property taxes for our common areas had not been paid to Pima County since 2015. This was promptly corrected, though penalties and fees were required to bring the account current. While this was an unexpected expense, it is now fully resolved and will not be an issue moving forward.

Over the past year, we completed several important reserve maintenance projects to help protect and preserve our common property. The front monument signs, which had become cracked and faded, were repaired and repainted at a cost of \$1244. In October, we also completed crack ceiling and fog ceiling on our roads at a cost of \$24,460, an investment that helps extend the life of our pavement and reduce the need for more costly repairs in the future. In addition, several street signs were replaced under general maintenance after fading from Arizona's intense sun, exposure, improving visibility, and safety throughout the community.

Beginning in January 2026, we saw monthly assessments increased from \$44.95 to \$47. This small adjustment helps cover rising operating costs —insurance increased 10.25%, trash service 6%, and landscaping 3%.

Keeping our reserve account healthy is one of the Board's top priorities. Reserves help us handle large expenses without sudden special assessments, especially when it comes to our roads.

Here's what we've done to strengthen reserves:

- Added a one-time \$5,000 contribution from 2025 savings.
- Increased monthly reserve funding to \$2,000.
- Began investing reserve funds in certificates of deposit (CDs)
 - Earned about \$1,100 in interest in 2025.
 - Anticipated earnings of around \$1,700 in 2026

Our roads are currently in great condition thanks to consistent maintenance, even though they are about 35 years old (well beyond the typical 20-year lifespan). Looking ahead, we'll be working with Sunland Asphalt to create a long-term plan to preserve them as long as possible before full replacement is needed.

2025 was a year of learning, improvement, and progress. The Board of Directors of Countryside Heights is fully committed to being responsible stewards of your HOA funds and keeping our community financially strong for years to come.

Thank you for your trust, your support, and for being part of such a great community.

Warmly,

Jim Miller
Treasurer, Countryside Heights Homeowner's Association

Countryside Heights Financial Dashboard

December 2025

MONTHLY REVENUE			
	Budget	Actual	Difference
Assessments	5,618.75	4,548.80	(1,069.95)
Late Fees	-	309.20	309.20
Transfer and Disclosure	-	-	-
Fines	-	70.60	70.60
Earned Interest	-	89.56	89.56
NSF Fees	-	20.20	20.20

REVENUE
5,038.36
10.33% Under Budget

EXPENSE
8,304.78
37.58% Over Budget

DELINQUENT ASSESSMENTS
5,288.66

PREPAID ASSESSMENTS
4,130.71

Reserves			
	Budget	Actual	Difference
Contribution	13,200.00	19,400.00	6,200.00
		31.96%	Over Budget

MONTHLY EXPENSES			
	Budget	Actual	Difference
Administrative	1,320.33	1,239.82	(80.51)
Taxes	10.00	17.62	7.62
Insurance	1,068.00	4,357.00	3,289.00
Trash	1,759.00	1,666.25	(92.75)
Electric	148.00	145.31	(2.69)
Street Maintenance	233.78	233.78	-
Landscaping	645.00	645.00	-
General Maintenance	-	-	-
Reserve	-	-	-

YEAR TO DATE: REVENUE			
	Budget	Actual	Difference
Assessments	67,425.00	68,306.95	881.95
Late Fees	-	1,901.09	1,901.09
Transfer and Disclosure	-	750.00	750.00
Fines	-	134.60	134.60
Earned Interest	-	1,121.63	1,121.63
NSF Fees	-	45.20	45.20

YEAR TO DATE: BUDGET			
	Budget	Actual	Difference
Revenue	67,425.00	72,259.47	4,834.47
Expense	53,821.04	77,428.08	23,607.04
Net Income	13,603.96	(5,168.61)	(18,772.57)
	Revenue	7.17%	Over Budget
	Expense	43.86%	Over Budget

YEAR TO DATE: OPERATING EXPENSE			
	Budget	Actual	Difference
Administrative	16,389.00	11,702.71	(4,686.29)
Taxes	84.00	746.09	662.09
Insurance	3,918.68	7,053.00	3,134.32
Trash	21,108.00	19,115.46	(1,992.54)
Electric	1,776.00	1,740.47	(35.53)
Street Maintenance	2,805.36	2,805.36	-
Landscaping	7,740.00	8,385.00	645.00
General Maintenance	-	170.99	170.99
Reserve	-	25,709.00	25,709.00

CASH ACCOUNTS	
Operating Balance	8,228.24
Reserve Money Market Balance	13,613.65
Reserve CD Balance	30,221.33
Cash Accounts Total	52,063.22

YEAR TO DATE: CAPITAL	
2024 Operating Retained Earnings	3,901.88
2024 Reserve Retained Earnings	47,730.76
2024 Prepaid Retained Earnings	5,599.14
2024 Retained Earnings	57,231.78
2025 Revenue	72,259.52
2025 Expense	(77,428.08)
2025 Retained Earnings	52,063.22

YEAR TO DATE: RESERVE EXPENSE	
Monument	1,243.52
Road Maintenance	24,465.48

