

COUNTRYSIDE HEIGHTS

January **Newsletter** February

Assessments Going Up

As costs for the Association continue to rise, we need to make a small adjustment to our assessments to keep the Association on solid financial footing and our reserve funds healthy for future needs. Beginning January 1, 2026, assessments will increase from \$44.95 to **\$47.00** per month, or **\$564.00** per year. Please remember to update any automatic payments to reflect the new amount.



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



2026 Annual Member’s Meeting & Election!

Mark your calendars—our 2026 Annual Member’s Meeting and Election of Board of Directors is right around the corner, and this year’s event is more important than ever. Not only will we be electing Board members, but homeowners will also vote on **three proposed amendments** to our Bylaws. Your participation is essential—we must make quorum for the election and these changes to move forward, so please plan to attend or submit your absentee ballot! The meeting will take place in the Community Club’s Rec Room on January 22 at 6:00 pm with the option to attend via Zoom. If you are not able to attend the meeting, please make sure to have your absentee ballot returned by 3:00 pm on January 22, 2026. You can mail it, drop it off in the office or email it to countrysideheightshoa@gmail.com.

Proposed Bylaw Amendments:

Article III, Section 5: Updates our Bylaws to match Arizona law, which ended proxy voting in 2005. Homeowners will still be able to vote by absentee ballot if they cannot attend the meeting.

Article IV, Section 1: Allows the Board of Directors the option to meet every other month when business is light. (For years this was our practice, but our current Bylaws technically require monthly meetings.)

Article IV, Section 2: Clarifies election cycles so that three seats are elected in odd years and two in even years—ensuring continuity and preventing a full turnover of the Board of Directors in any one election.

This is an important year for our community’s future—let’s make quorum and make it count! We look forward to seeing you there!

Scan QR Code to
 join the Countryside
 Heights Annual
 Meeting



Upcoming Events

- Jan Date TBD - Bulk-Pickup
- Jan 22 - 2026 Annual Members Meeting @ 6pm
- Jan 22 - Board of Directors Meeting immediately following the Member’s Meeting
- Feb 25 - Board of Director’s Meeting @ 6pm

January 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
				1	2	3
4	5	6	7	8 <i>Happy New Year 2026!</i>	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26 <i>MILK DAY</i>	27	28	29	30	31

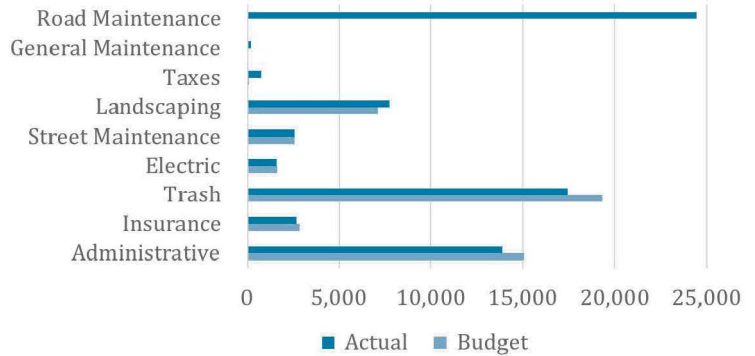
February 2026

Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14 <i>Valentine's Day</i>
15	16 <i>Presidents Day</i>	17	18	19	20	21
22	23	24	25	26	27	28

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November 2025

Revenue	\$7,865
Expense	\$28,867
Delinquent Assessments	\$5,658
Prepaid Assessments	\$5,190
Operating Account Balance	\$17,684
Reserve Account Balance	\$7,512
Reserve CD Balance	\$30,133



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

Meeting ID: 878 7905 1094
Passcode: 909839



January 22 @ 6pm
February 26 @ 6pm

November's Notes

- Road work was completed
- ARC Paint Colors are to be updated
- Approved the 2026 Annual Budget
- Approved 7 year contract with Waste Connections
- Holiday gathering and contest
- Unpaid CH property taxes since 2008 approved to be paid

December's Notes

- ARC Paint Colors will be updated in 2026
- 2026 Annual meeting packet
- Working on contract with towing company
- Announced the CH Yard Decorating Contest Winners

We are working on getting bulk pick-up scheduled sometime in January but due to the holidays, a date has yet to be set. Please watch your email for the announcement. We will be aiming for the middle of January. This is a great time to get rid of the Christmas trees, a present packaging and other bulky items that have accumulated over the last couple of months.

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.

The Board would like to extend a heartfelt thank you to all the Countryside Heights homeowners who decorated their yards for the holidays. Your creativity and festive spirit truly brightened our community and made the season extra special for everyone. We received 23 votes this year and congratulate the households of Montana, Howe, and Barrett for placing in the contest. While winners were selected, many other homes were truly beautiful and equally deserving.

Photos of the winning homes can be found on page 4 of this newsletter.

Thank you for staying informed and engaged in our Countryside Heights Community! If you have any questions or suggestions, feel free to reach out to the HOA Board or our manager Holly King.

countrysideheightshoa@gmail.com
(520) 744-2403

Holiday Decorations

Remember, all holiday decorations must be removed and stored away within 30 days of the holiday.

Don't Forget the ARC!

If you are planning any exterior modifications or additions to your home or yard - please ensure compliance with our architectural guidelines. **Before you make any changes**, please submit an ARC form for Board approval. Contact Holly King at (520) 744-2403 or countrysideheightshoa@gmail.com to get a copy of the ARC form sent to you.

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.

Countryside Heights Dues Reminder

Our monthly assessments of **\$47.00** 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



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! Committee member are greatly needed.

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 on Corners

Please avoid parking on street corners. Keeping corners clear helps improve visibility and keeps both pedestrians and drivers safe. Thank you for helping keep our community safe!

Renters

- * If you currently or plan to rent your home, 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 call (520) 744-2403 to request a copy.

Did You Know

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.

BEST DECORATED YARDS OF 2025



1st Place - 8871 N. Hersey



2nd Place - 4966 W Hurston



3rd Place - 4931 W Hurston

Honorable Mentions

