

# COUNTRYSIDE HEIGHTS

March Newsletter April



## Thank You for Your Participation in the 2026 Annual Meeting

The Board of Directors extends a sincere thank you to the homeowners of Countryside Heights for your participation in the Annual Meeting held on January 22, 2026. This was the first time in many years that quorum was achieved, with 34 ballots returned and only 29 was required. Your involvement reflects a strong commitment to our community.

All Board seats were open in this election, and the membership chose to reseat the current Directors. Congratulations to Jim Miller, Dan Thelen, Algurie Wilson, and Dawn Bennett for their continued service. One seat remains open and will be up for election in 2027.

Homeowners also approved three key Bylaw amendments, establishing staggered two-year Board terms, setting regular bi-monthly Board meetings, and allowing Absentee Ballots in place of Proxy Ballots. These changes strengthen the organization and efficiency of our association.

Following the election, Jim Miller was elected President, Dan Thelen as Vice President, Dawn Bennett as Secretary and Treasurer, and Algurie Wilson as Member-At-Large. Thank you again for your participation and for helping support the future of Countryside Heights.

### Important Dates

March	
11	Compliance
17	St. Patricks Day
20	Street Sweep
26	Board of Directors Meeting
April	
05	Easter Sunday
08	Compliance
15	Tax Day
17	Street Sweep
25	Spring Yard Sale



Dumpster:  
May 1st - 3rd

### March

Su	Mo	Tu	We	Th	Fr	Sa
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				

### April

Su	Mo	Tu	We	Th	Fr	Sa
			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		

J a n u a r y	REVENUE	EXPENSE	EXPENSE				2 0 2 6
	10,677.22	3,283.88	Monthly	YTD	Budget	Difference	
	DELINQUENT	PREPAID	Administrative	593.10	593.10	1,055.00	(461.90)
	5,825.51	8,976.81	Taxes	-	-	-	-
	CASH ACCOUNTS		Insurance	-	-	-	-
	Operating Balance	13,534.91	Trash	1,666.25	1,666.25	1,850.00	(183.75)
	Reserve Money Market Balance	15,611.90	Electric	145.75	145.75	155.00	(9.25)
	Reserve CD Balance	30,309.75	Street Maintenance	233.78	233.78	241.00	(7.22)
	Total Cash	59,456.56	Landscaping	645.00	645.00	665.00	(20.00)
			General Maintenance	-	-	-	-
			Reserve	-	-	-	-



# CC&R Compliance Corner

## Current Total Violations: 57

Violation Types	Count (%)	Enforcement Stage	Count (%)
Weeds & Yard Maintenance	41 (72%)	Courtesy Reminder	39 (68%)
Trash Can Storage	4 (7%)	Notice of Violation	10 (18%)
Parking	3 (5%)	2nd Notice of Violation	2 (4%)
Holiday Lights	3 (5%)	3rd Notice of Violation	1 (4%)
Improperly Stored Items	2 (%)	Appeals	2 (4%)
Other Items	4 (7%)	Continuing Violation - Fines	3 (5%)

### 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 and addressed to Countryside Heights HOA.

- 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)



### 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.

### Street Sweep

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



### 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.

President: Jim Miller  
Vice President: Dan Thelen  
Treasurer: Dawn Bennett  
Secretary: Dawn Bennett  
Director: Algurie Wilson  
Management: Holly King



The **Board of Directors Meeting** are held bi-monthly on the 4th Thursday of the month on **Zoom**.

**Meeting ID: 8577358**

**Passcode: 909839**

**March 26 @ 6pm**