# COUNTRYSIDE HEIGHTS

*September* **Newsletter** *October*

## Changing Seasons, Caring Community

Summer is winding down and fall is in the air! This means school is back in session and school buses are back in the neighborhood. The Board would like to remind everyone to please slow down and be mindful of our most precious assets… **our children.** Reducing our speed and keeping street parking orderly helps buses navigate safely and improves visibility for everyone. **With children walking, riding bikes, and playing throughout the neighborhood, a little extra caution goes a long way in keeping everyone safe.**

**With the cooler weather ahead, it's also a wonderful time to get out and enjoy all that our area has to offer.** Some great fall activities include Oktoberfest at Mt. Lemmon, Nightfall at Old Tucson, the Marana Pumpkin Patch & Farm Festival, Terror in the Corn, and the Tucson Celtic Festival & Scottish Highland Games. **And with Halloween just around the corner, we'll soon have plenty of little ghosts, goblins, and superheroes out enjoying the evening!**

Let's continue looking out for one another, enjoying time with family and friends, and making the most of the season. **The Board wishes everyone a safe, happy, and enjoyable fall!**

### IMPORTANT DATES

**September**

| | |
|---|---|
| 07 | Labor Day |
| 11 | Street Sweep |
| 24 | Board of Directors Meeting |

**October**

| | |
|---|---|
| 03 | Fall Yard Sale |
| 05 - 09 | MUSD Fall Break |
| 09 | Street Sweep |
| 09 - 11 | Dumpster @ Didion & Hersey |
| 31 | Halloween Trick or Treat |

**September**

| 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 | | | |

**October**

| 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 |

## July 2026

| REVENUE | EXPENSE |
|---|---|
| 6,147.47 | 3,751.93 |

| DELINQUENT | PREPAID |
|---|---|
| 12,341.87 | 6,468.08 |

| CASH ACCOUNTS | |
|---|---|
| Operating Balance | 13,989.85 |
| Reserve Money Market Balance | 27,607.84 |
| Reserve CD Balance | 30,786.24 |
| Total Cash | 72,383.93 |

| EXPENSE | Monthly | YTD | Budget | Difference |
|---|---|---|---|---|
| Administrative | 974.14 | 5,166.00 | 5,295.00 | (129.00) |
| Taxes | 50.00 | 50.00 | 50.00 | - |
| Insurance | - | - | - | - |
| Trash | 1,666.25 | 12,143.75 | 12,950.00 | (806.25) |
| Electric | 144.71 | 1,014.92 | 1,085.00 | (70.08) |
| Street Maintenance | 252.48 | 1,673.86 | 1,687.00 | (13.14) |
| Landscaping | 664.35 | 4,592.40 | 4,655.00 | (62.60) |
| General Maintenance | - | - | 200.00 | (200.00) |
| Reserve | - | - | - | - |

*"Darkness falls across the land ~ The midnight hour is close at hand ~ Creatures crawl in search of blood ~To terrorize y'all's neighborhood." — **Vincent Price, Michael Jackson's "Thriller"***

## Current Total Violations: 67

| Violation Types | Count (%) | Enforcement Stage | Count (%) |
|---|---|---|---|
| Weeds & Yard Maintenance | 10 (42%) | Courtesy Reminder | 49 (35%) |
| Trash Cans | 9 (23%) | Notice of Violation | 0 (0%) |
| Parking | 7 (4%) | 2nd Notice of Violation | 1 (19%) |
| Holiday Lights | 0 (4%) | Yards - 3rd Notice of Violation | 0 (0%) |
| Improperly Stored Items | 2 (8%) | Yards - 4th Notice of Violation | 0 (4%) |
| Trailers / RVs / Boats | 2 (4%) | Notice of Hearing | 8 (8%) |
| Oil Stains | 1 (4%) | Continuing Violation - Fines | 9 (35%) |
| ARC | 36 (12%) | | |

### ***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

### 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 2nd 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**
**September 24 @ 6pm**

*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 at countrysideheightshoa@gmail.com*