

COUNTRY VILLAGE



THE COUNTRY VILLAGE

YOUR COMMUNITY NEWSLETTER
SUMMER 2024

BRIEF

From The Board

Country Village Green Space Revitalization Project Construction

Due to the rainy weather and permitting delays construction continues! The tennis/pickleball courts are finished and look amazing! Please note, the courts will not open until the surrounding landscaping is complete. This includes the concrete slab for the Pavilion, sidewalks, walking trail, and retention areas. Projected completion is the end of July. The Pavilion continues to be delayed due to City Permits but once permits are approved, it will only take a few days to install. Currently, crews are working on moving the main gate and installing new perimeter fencing. A sidewalk in front of the parking lot will be added to comply with new city requirements.

Plans are in the works for a big opening celebration once the work is complete. Watch your email and the Country Village Facebook page for more details.



(continued on next page)

BOARD OF DIRECTORS

Anna Heinzelmann, President
Scott Sevigny, Vice President
Randy Lohmeier, Treasurer
Amanda Hellman, Secretary
Kristofer Low, Director

The "Contact Us" form at www.countryvillagehoa.org – emails your message to all the Board members and the management company.

IMPORTANT NUMBERS/INFORMATION

Management Company: (713) 334-8000

Graham Management
2825 Wilcrest Dr. Suite 600
Houston, TX 77042
Community Manager – Tami Smith,
tsmith@grahammanagementhouston.com

Trash Company: (713) 787-9790

Trash Company: V.F. Waste Services www.vfwasteservices.com.
Trash days are Monday and Thursday. Heavy trash every Thursday.
Recycling is Wednesday morning. If you need a bin, please contact Graham Management and they will have VF Waste drop a bin off at your home.

Clubhouse Rentals: (713) 334-8000

The clubhouse is available to any resident (up to date on dues) to use for private parties and includes the use of the pool (with some restrictions) and parking lot areas.

For reservations contact Graham Management (713) 334-8000, login to your homeowner portal at <https://graham.cincwebaxis.com/> and check the calendar under the "About Us" section for availability. If your desired date is available, email tsmith@grahammanagementhouston.com.

Forms are also available on the Country Village Website <http://www.countryvillagehoa.org> under forms and documents.

A \$150 deposit is required. Rental fee is \$150.

Community Website: www.countryvillagehoa.org

Pool News

- Wristbands

The 2024 Pool wristbands are in. If you were not able to pick one up from the clubhouse, please contact Graham Management.

- Fobs

If you need to get a fob for the Clubhouse & Pool gate, please fill out the SAYOR (Swim At Your Own Risk) Pool Waiver with a deposit check for \$25 (made out to Country Village HOA) and mail or deliver to Tami Smith at Graham Management. To access the SAYOR Pool waiver, please visit www.countryvillagehoa.org home page. Click on the Pool image. A link to the waiver is at the bottom of the page.

- Heathlake Pool Access

Information on access to the Heathlake Pool is also available on the Country Village Website. Please visit www.countryvillagehoa.org home page. Click on the Pool image.

- Villager Piranhas Swim Team

Thank you for your patience with parking for swim team and the constant support. We had a wonderful season with 167 kids on the team this year. The season is over for the year and we will see you next year - registration opens next April for anyone interested.



(continued on next page)

2024 Mid-Year Market Report

COMPASS

07

Number of homes available

02

Pending Sales

11

Homes Sold

11

Avg. Days on Market

\$690K

Highest Sales Price

\$490,864+

Avg. Sales Price

\$193.19

Avg. Sales Price Per Sq.Ft.

\$339K

Lowest Sales Price

*All Statistics taken from 2023 mid-year market report – Country Village

Thalia and Josh Guderyon

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Reminder from the Architectural Control Committee (ACC)

Before you start any exterior modifications (including repairs and renovations to your property), please be sure to check in with the Country Village ACC. A link to "The Exterior Modification Checklist" can be found on the CV Website under the documents and forms tabs. Or, you can call Tami Smith at Graham Management Company, 713.334.8000, with any questions.

Green Space Revitalization Project Special Assessment

If you elected for the payment plan of \$600 over a 3-year period, your second payment is due by July 31st.

If you have not yet paid your Special Assessment for the Green Space Revitalization Project, or set up a payment plan with Graham, you began to incur late fees in February.

If you have any questions at all, please do not hesitate to contact Graham Management.

Email Communication

To receive up to date email communications from the Country Village HOA, please make sure you register your email address with Graham Management. To do so, log in to your homeowner page. Under your name, click my profile and then account info. If you need any assistance, please contact Tami Smith at tsmith@grahammanagementhouston.com.

Graham Management
2825 Wilcrest Dr., Suite 600
Houston, TX 77042

Community Manager: Tami Smith
Email: tsmith@grahammanagementhouston.com
Phone: 713.334.8000
Website: www.graham.cincwebaxis.com

Book Club

The Country Village Book Club had voted on to take a summer break in July and August. We will start our meetings up on September 9th when we will be discussing *The Fury* by Alex Michaelides. The group will also be choosing our next several reads for the upcoming months. CV Book Club meets every second Monday, at 6:30pm in the home of one of our members. If you would like to attend one of our meetings, please contact Amanda Seiler at atseiler@comcast.net.



Gourmet Dinners

Welcome to all the new and old neighbors of Country Village. We have three ladies that put together a couple of gourmet dinners a year, Amanda Seiler, Corrie Kennelly and Sarah de Haas. Each dinner has a different theme and is hosted in a Country Village neighbor's home. We don't have a dinner planned right now, however that could always change.

If you would like more information or would like us to add your name to the email notification list for our next dinner, please send your contact information to cvgourmetclub@gmail.com and we will add your name to our list.

SECURITY

To the residents of Country Village:

Summer is here!! Kids are out of school and outside playing, please be mindful when out and about in the neighborhood. Also, when going out of town, precinct 5 Constables offer a vacation watch. Go to the website, download the form and email it back (constablepct5.com). While you are on the site, look at all the other programs that they offer.

Lastly, be aware of your surroundings, if you see something, say something. We've seen a recent uptick in the criminal activity in the neighborhood, mainly in the form of unwanted visitors going through unlocked cars, don't be a victim, lock your vehicles and keep valuables out of sight. Call the Constable if you see anything that looks suspicious. Their number is 281-463-6666. Consider programming it as one of your favorites for quick access if ever needed.

We've also had a report of an attempted home burglary. Please be sure and lock all doors at night, as well as security gates. If you have cameras make sure they are charged and functioning. Also, consider swapping older flood light security lights for newer LED security lights as the bulbs cannot be unscrewed.

Be safe everyone and enjoy the summer!

Brian Boelsche
713.851.2733
Btboelsche@gmail.com

Country Village Women's Club News

To the Women of Country Village, please join us to kick off the 2024-2025 season with our annual **Champagne Social!**



When: Thursday, August 29th, 7 PM

Where: Sue Beck's home, 11919 Ashmead Dr.

This is a great way to get to know your neighbors, learn about fun and interesting topics, and stay informed about the neighborhood...all with snacks and wine! We meet monthly from August to April, typically the 3rd Thursday of each month at 7 PM. In addition to our monthly meetings there's a Holiday Party in December and a special Spring Event in May. New faces are always welcome!

For more information or to be added to our distribution list, please email CVillageWomensClub@gmail.com or text Wenni Guo at 832-655-8227.



YARD OF THE MONTH

Jeff and Cindy Davies at 1703 Warwickshire for June



Doug and Janette Smith at 1406 Pebble Rock Ct. for July



Dog Leash Rules

Country Village is fortunate to have a large green space behind the tennis courts, allowing for very flexible use by all of us. Residents have used it for community gardening, strolling, playing games, playing with their dogs on and off the leash, and more. The area is a common use space for all our residents; it is not a dog park/run.

Unfortunately we've become aware that there is confusion about the dog leash rules in this area and that criterion for allowing dogs off their leash is not being followed by some residents. Consequently, unleashed dogs will no longer be permitted. All dogs within our Community common areas, tennis courts, basketball court and patio shall always be leashed.

We encourage all our dog owners to pick up after them and properly dispose of their waste. Of course, absolutely no pets are allowed in the playground or pool areas.

CARE COMMITTEE

The CVWC has a Care Committee. We send out e-birthday cards and e-congratulations cards. We also mail out cards for condolences. If you wish to have someone added or have yourself added to the list, please do not hesitate to contact us at: mabirch527@gmail.com

Mary Ann Birchfield

CALL BEFORE YOU DIG

Building a deck? Planting a tree? 811 is the new number you should call before you begin any digging project.

A federally-mandated national "Call Before You Dig" number, 811 was created to help protect you from unintentionally hitting underground utility lines while working on digging projects. People digging often make risky assumptions about whether or not they should get their utility lines marked due to concerns about project delays, costs and previous calls about other projects. These assumptions can be life-threatening.

Make a call for every digging job – even small projects like planting trees or shrubs. If you hit an underground utility line while digging, you can harm yourself or those around you, disrupt service to an entire neighborhood and potentially be responsible for fines and repair costs.

A recent study revealed that nearly half of homeowners who plan to dig this year won't call 811 to learn the approximate locations of buried gas, electric, communications, water and sewer lines before digging, putting their safety and the safety of others at risk. According to data collected by CGA, when an individual makes a call to 811 before digging, damage occurs less than 1 percent of the time.

So, before you dig, call 811. More details online at: www.call811.com.



STAY INFORMED ON COMMUNITY EVENTS:

Country Village has several ways for residents to stay up-to-date on important issues and events going on in the neighborhood including the "Not Official" Facebook Page as well as the quarterly newsletter.

Additionally, the Board also uses e-Blasts. e-Blasts will send you an email on Security Issues you may need to be aware of and social events which are being organized. If you are interested in receiving e-Blasts, or need to update your e-Blast e-mail address, please go to our management company's website: Graham Management, Inc. at grahammanagementhouston.com. Go to Links at the top and then click on Resident Portal and sign in to your account (or register). Go to Account Info and click on Profile. Click on Communication and you will see a section for Email Notification Preferences. Make sure that the Broadcast Email button is green.



Better Smartphone Photographs

It is virtually impossible to take a “Bad” snapshot with a smartphone. But is “not bad” good enough to save on your camera roll or to share with Grandma or a dear friend? Almost 1.5 trillion photos were taken last year and well over two-thirds of them were taken with smartphones. This demonstrates that the use of standard cameras is nearing extinction. This author once was a serious amateur photographer but has not had his SLR out of the case in several years. If you have a smartphone (betting you do!) here are a few basics to make your snapshots rise above “not bad” to “pretty good” photographs.

Start with a clean lens

This is probably the most overlooked tip. The way we use our phones simply generates lots of dust, fingerprints, etc. on the lens. If possible, use a lens cleaning tissue or a microfiber cloth. Other items such as your shirttail, Kleenex, etc. will scratch the lens over time.

Settings and composition

Forget about f/stop, shutter speed, color balance, and exposure; smartphones handle all that technical stuff for you. Just compose your photo. The simplest part of composition is to eliminate confusing or distracting backgrounds. As examples, lose the trash can from your frame and don't make it seem your subject has a telephone pole growing out of their head.

Your smartphone probably has an option to display a grid when snapping a photo. If so, use it; if not, imagine you are seeing a grid that divides your screen into vertical and horizontal thirds. Photographers refer to this as “the rule of thirds” and most swear by it as being the most important rule of photography. Place your main object at the intersection of a vertical and a horizontal line. Experiment to determine which intersection to use; generally, it is the upper left or upper right one that places the subject “looking into the frame”.



Don't “flash” your subject

Remember that smartphones will usually provide the correct exposure. Turn the flash off or cover it.

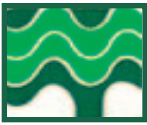
Don't zoom

The zoom feature is intended for viewing photos, not taking them. Position your subject at the appropriate distance. Your pic will be much sharper.

Give it a try and enjoy

These simple basics will help you take photographs instead of snapshots. Give them a try and experiment. There are many websites that will provide more tips and deeper explanations. Google is your friend here.

Happy snapping!



COUNTRY VILLAGE

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2024 SOCIAL EVENTS UPDATE

Hello CV Neighbors!

As you all have noticed, neighborhood events have been quiet since the start of the new year, for good reason! We made the decision to respect park construction and safety measures at and around the job site by not having events. It is not worth risking anyone's health and well-being around an active construction site, safety always comes first! Needless to say, we are excited for the opening of the park renovations and spaces that will make our events even greater and our neighborhood amenities more enjoyable!

With that being said, we recently had a change of plans to our most recent scheduled events - The 4th of July parade was canceled (something we can look forward to next year!) and the End of Summer Bash being combined with the Grand Opening of Park Renovations! We found it best to utilize our efforts and funds towards something we've all been looking forward to! We anticipate having a ribbon cutting, music, food and fun for all ages at the grand opening!! I'm working closely with the board to plan a great event for the entire neighborhood to enjoy and be excited about! More info to come in the near future!!

The Social Events Committee is still looking for volunteers to join and help put on these events. The more the merrier! Please reach out if you are interested.

Contact the Social Events Committee with any questions: cvillagesocialevents@gmail.com

Thank you,
Rena Low

Welcome Committee

The Welcome Committee would like to welcome all new neighbors who have moved in. If you have not received a visit from the Welcome Committee, please email your name and address to VillageWomensClub@gmail.com. We look forward to meeting all of you very soon to bring you your welcome packet!