

COUNTRY VILLAGE



THE COUNTRY VILLAGE

YOUR COMMUNITY NEWSLETTER

FALL 2024

BRIEF

From The Board

Country Village Green Space Revitalization Project Construction

The Walking Path and Tennis/Pickleball Courts are open!

Please note: there is still some ongoing work being done at this time. The pavilion footings will hopefully be installed next week with the pavilion to follow soon afterwards. ** Please stay away from the leave-outs, berm, hydro-mulched areas, sod, and any other ongoing items in the area.**

Thank you so much for your patience with the construction and the wait for the tennis courts. We are so happy to say that enough of the construction has been completed to allow people on the tennis/Pickleball courts and pathway. Keep your eyes out for a Grand Opening event email – date will be determined after the pavilion is completed.

Tennis/Pickleball Court hours: 7am – 10pm. Reservations can be made in the Graham portal.



Pickleball Open Play: Wed: 7pm – 9pm; Sat & Sun: 11am – 1pm

Join us for Open Play pickleball sessions at the neighborhood courts! Open Play is a great opportunity for players of all skill levels to come together, have fun, and enjoy some friendly competition. No reservations are needed – just show up and bring your paddle!

RESERVE ONLINE

(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 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.

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Holiday Delights From Our Home to Yours

Lemon Cool Whip Cookies

- 1 box Lemon Cake Mix
- 1 large egg, beaten
- 1 (8 ounce) container Cool Whip
- 1/2 cup powdered sugar


Preheat oven to 350° and line a cookie sheet with parchment paper. In a medium bowl combine dry cake mix, and beaten egg. Mixture will be crumbly. Fold in thawed Cool Whip until well combined. Dough will be thick and sticky. Use a small cookie scoop to drop the dough balls into a bowl of powdered sugar, and roll to coat. Bake for 10- 12 minutes or until slightly set and tops are cracked.



Thalia and Josh Guderyon

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COMPASS

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 was 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 then account info. If you need any assistant, 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

Country Village Book Club meets every 2nd Monday of the month at 6:30pm. We meet in one of our members' homes and each of us will either bring wine, appetizer, or dessert to share. We always welcome new members and for any neighbor ladies that would like to come try us out. It is a great group of women, and we are very blessed to not just call them our neighbors but more importantly to call us friends.

Some of our reads that will be coming up in the next couple of months will be in November "The Berry Picker" by Amanda Peters, in December we will gather to do a movie/pizza night and then in January we will be reading, "The Women" by Kristin Hannah.



If you are interested in attending a meeting, please contact Amanda Seiler – atseiler@comcast.net or 713-854-5529.
~Amanda Seiler

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



SECURITY

To the residents of Country Village:

Fall is upon us, which means trick or treating, the holidays and plenty of packages showing up. Please be mindful when out and about in the neighborhood. Be sure and take your packages inside as soon as you're able to, this is the time of year people are out looking for an easy snatch and grab. 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. Recently we haven't had much criminal activity in the neighborhood, but that doesn't mean you shouldn't stay diligent. 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. 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 cooler weather!

Brian Boelsche
713.851.2733
Btboelsche@gmail.com

Country Village Women's Club News

Women of Country Village, the CV Women's Club is a great way to get to know your neighbors, learn about interesting topics, and stay informed about the neighborhood...all with snacks and wine! We meet monthly from August to April. New faces are always welcome!

For more information or to be added to our distribution list, please email CVillageWomensClub@gmail.com

Dates and tentative programs for the rest of the 2024-2025 season are:

- Nov 21st: Learn about Bees
- Dec TBD: Holiday party
- Jan 16th: White elephant gift exchange
- Feb 20th: TBD
- Mar 20th: TBD
- Apr 17th: TBD
- May TBD: Spring event



October 2024 Women's Club Halloween Get Together



OCTOBER YARD OF THE MONTH

Amanda and Tom Seiler
1726 Warwickshire Dr.



TIPS FOR EXTERIOR HOME MAINTENANCE IN THE FALL/EARLY WINTER

Fix cracks in concrete.

You should fix cracks in your concrete as soon as you notice them, as they are easier to repair while they are still small. You will preserve the safety of walkways, which can become hazardous if cracks become too large. To fix concrete cracks, you'll need to clean them out and patch the crack with compound or caulk. Inspect and repair roof.

Defects and imperfections in your roof may let moisture, rot and even pests inside your home. An inspection will look for damaged or broken shingles, missing, shingles, rust spots or cracked caulk on flashing, signs of decay, sagging and flashing damage. Often, you can make repairs to your roof rather than completely replacing it, unless it is at the end of its expected lifespan.

Clean exterior windows.

Clean exterior windows make your home look nice, and they also protect the lifespan of your windows. Over time, harsh elements outdoors can damage your windows. Weather damage, pollution, minerals, rust, and other elements can adhere to the glass, causing buildup and damage.

Inspect and insulate outdoor water spigots.

Test your outdoor water spigots for leaks. Turn the water on fully and then cover the faucet with your thumb. If you're able to stop the flow, you may have a leak in the line. When freezing temperatures are forecast, make certain to disconnect and put away garden hoses. Insulate your exterior pipes to keep them from freezing and possibly bursting.

Remove fallen branches and clear the yard.

Pick up fallen branches from the yard and clear other debris. This will discourage pests like snakes and insects from setting up homes in fall.

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.

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.



TROUBLESHOOTING PLUMBING ISSUES

Plumbing issues can be difficult, expensive, and time consuming. You may be able to fix some things on your own, but if not, being able to diagnose the problem will make it easier for you to hire a professional to get the job done. Here are a few common plumbing problems you may encounter and ways to overcome them.

Broken pipes

Nation-wide, many municipalities face aging infrastructure, including water pipes coming to the end of their useful lifespan. Of course, much of the pipe replacement is the city's responsibility, but some of the financial burden will fall on local residents. If you're experiencing any signs of a major leak, be it reduced water pressure, damp spots in your yard, or a sewer smell in the house, contact a plumber right away.

Leaking faucets

Leaking faucets can run up your water bill and cause damage if the pooling leaks in a place you can't see. Even a slow drip can cost you 20 dollars a week. In most cases, a dripping faucet is caused by a faulty seal on the valve that holds back the pressure of your water supply. To fix this, turn off the water supply and then remove the faucet assembly. Usually, the problem is the seat washer. Take the old washer with you when you go to buy a replacement, as you'll need one exactly the same size.

Slow drains

If only one drain has slowed, it's likely to be a localized clog. In that case, your first step should be to inspect the drain and see if anything obvious is clogging it. If not, try using a plunger to clear it. You can use a toilet plunger or buy one specifically for sinks. If this doesn't work, try putting a half cup of baking soda down the drain and chase it with a half cup of vinegar. Let that sit for a couple hours and then send down some boiling water. If you believe grease is the problem, use a half cup of salt and a half cup of baking soda and a pot of hot water. Let it sit overnight. If you experience constant drain problems, look into having the pipes inspected and replaced.

Toilet problems

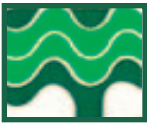
If you're not getting enough water in the tank to fully flush the bowl, try bending the float arm up just a bit. This will allow the tank to fill higher before the water turns off. If there's plenty of water in the tank but not enough makes it into the bowl, check the tank ball on the flush valve and consider resetting the guide. If neither of those solutions work, there could be buildup from hard water in the small holes that sit under the rim of the inside seat. These small holes are where the water comes out, and buildup can block the water. Trying using a mirror to inspect them and a wire coat hanger to unclog them.

HOLIDAY SAFETY TIPS

Cars loaded with gifts and left in parking lots can become easy targets for thieves, so remember to lock your vehicle, even when you expect to be in and out of a store quickly. Keep packages in your trunk and out of sight. Park your car in a well-lit, heavily traveled area, and never leave the keys in your vehicle. Use only Christmas tree lights that have the "UL" tag attached to it. This means that the lights have been tested by the Underwriters Laboratories and are safe.

However, before you put the lights on the tree, (new or old), check them for broken or cracked sockets, broken or exposed wire and/or any loose connections. If any one of the problems is present, throw the light set away. Damaged lights can shock a person or start a fire. If you use an extension cord, use no more than 3 sets of lights attached to it.





COUNTRY VILLAGE

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HISTORY OF THANKSGIVING TRADITIONS

People follow traditions because “that’s the way it’s always been done,” but every custom started somewhere. Why turkey? What’s up with the wishbone? And who started the parade?

Eating turkey. Turkey was not the star of the show at the first feast in 1621; that didn’t happen until the mid-1800s. Magazine editor Sarah Josepha Hale read about the 1621 feast and used it as a model for an annual holiday dinner. She published recipes for turkey, stuffing and pumpkin pie, launching traditions that had nothing to do with the colonists. Today, nearly 88% of Americans eat turkey on Thanksgiving.

The Macy’s Parade. In the early 1900s, people began associating Thanksgiving with the holiday shopping season. To capitalize on this, Macy’s announced it would treat New York to a special event in 1924—the first Macy’s Thanksgiving Day Parade. Soon after, Macy’s partnered with NBC to broadcast the parade so people around the country could tune in.

Breaking the wishbone. This tradition dates back to ancient Roman times, when Etruscans fought over chicken and hen bones, which they believed would bring good fortune. The English inherited this tradition and introduced it to the New World. When they discovered the land was rampant with wild turkeys, they applied the custom to that bird instead.

Presidential turkey pardon. Every year, the President frees one lucky turkey—this fairly recent tradition began with President George H.W. Bush. He gave the first official pardon to a turkey in 1989. The survivor lived out its days at a Virginia petting zoo.

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!