

COUNTRY VILLAGE



THE COUNTRY VILLAGE

YOUR COMMUNITY NEWSLETTER
WINTER 2024

BRIEF

From The Board

Country Village Green Space Revitalization Project Construction

We are thrilled to announce the Green Space Revitalization Project will finally begin construction in the month of January! At this time, the tennis courts will be blocked off for access, as the construction of the courts will be the first part of the project to take place. As a reminder, the “back” two courts will be refinished, and the “front” two courts will be demolished to make room for our new pavilion! We anticipate the tennis courts and closely surrounding areas to be closed and blocked off until late May, provided there are no construction delays. We will keep the community abreast as construction continues, should there be any further disruptions to our community area. At this time, the park, pool, and clubhouse remain open as usual.

Annual Assessment Reminder 2023 Annual Assessment

There are residents who still have an outstanding balance for the 2023 Annual Assessment. If you are still delinquent on your account for this past year, please remediate as soon as possible. Since switching to Graham Management, delinquent accounts had not been sent to lawyers due to delays in accounting. If you are unsure about your status, please check the online portal or call Graham.

Click on “Account Information” for a summary of what you owe.

We are sending any residents with an outstanding balance for the 2023 Annual Assessment to the attorney in March, at which time, the amount you will have due will at least double due to legal fees.

(continued on next page)

BOARD OF DIRECTORS

Anna Heinzelmann - President
Scott Sevigny - Vice President
Amanda Hellman - Treasurer
Maddie Banks - 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

Annual Assessment Reminder (cont.)

2024 Annual Assessments

The new 2024 Annual Assessment statement was sent via mail in early December. It is due on January 1, 2024. At this time the Annual Assessment will be visible from the dashboard on the Graham portal.

Late payment timeline is as follows:

- If you have not paid your 2024 assessment by January 1, 2024, you will get a courtesy notice in January. The courtesy notice will contain information about payment plans. If you cannot pay your assessment on time for whatever reason, please contact the Graham Management as soon as possible. If you are on a payment plan from the beginning and make payments on time, your account will not gain interest.
- Starting January 31, 2024, your account is officially delinquent and will start gaining 10% interest. You will receive a notice in February for this.
- A final delinquency notice will be sent in March. This will come with suspension of amenity privileges.
- In April, you will receive a certified letter that gives you 30 days to pay in full.
- After this time is up, you will receive the final notice in May that the account is being referred to the attorney.
- Following the final notice, it will get sent to the attorney. At that point, the cost to you will be more than two times higher than the original Annual Assessment. The majority of this is the legal fees.

Please note, if your account is delinquent, you can contact Graham about starting a payment at any time BEFORE the delinquent payment goes to the attorney. If the delinquent account makes it to the attorney, you will have to talk to the attorney about payments, as they are in charge of collections at that point.

(continued on next page)



2023 Year End Market Report

03

Number of homes available

01

Pending Sales

22

Homes Sold

27

Avg. Days on Market

\$775K

Highest Sales Price

\$466K+

Avg. Sales Price

\$182.⁶⁶

Avg. Sales Price Per Sq.Ft.

\$255K

Lowest Sales Price

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



Thalía and Josh Guderyon

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Green Space Revitalization Project Special Assessment

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

Please note, if you elected to pay \$600 over a 3-year period, you should have made your first payment at this point and spoken with Graham to ensure your payment plan is appropriately set up.

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

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

Save the Date - Annual Meeting

All property owners are invited the Country Village/North Briar Annual Meeting to be held on Thursday, February 29 at 7 PM at Askew Elementary School located at 11200 Wood Lodge Drive, Houston, TX 77077. *Agenda and further details to be distributed shortly.*

Book Club

In the past two months we finished up 2023 with a Book Club Movie Night with Cheryl Coppock hosting us all in her home to watch "Book Club: The Next Chapter". The movie was very entertaining, made us laugh, and there were parts we all could relate to. We began 2024 at the home of Amanda Seiler, where Sue Beck lead us in our discussion of "Horse" by Geraldine Brooks.

Here are our reads for the next two months:



February 12th – Mad Honey by Jodi Picoult. Kaye Busiek will be leading the discussion at the home of Sarah de Haas
March 11th - The Seven Husbands of Evelyn Hugo by Taylor Jenkins Reid. Kay Zahn/Sarah de Hass will lead the discussion at the home of Ellen Davidson

If you are new to Country Village and love to read, we have a great group of ladies that meet once a month to discuss books we have read the previous month. We meet in someone's home, we all bring an appetizer, dessert, or a bottle of wine to share with one another. If you are interested in attending one of our book club meetings, please email Amanda Seiler atseiler@comcast.net your contact information. We meet every 2nd Monday of the month at 6:30pm.

Security

To the residents of Country Village:

Winter has definitely arrived!! Please be careful when out walking when temperatures fall below freezing. Many times it's hard to see ice on the streets. When driving, be on the lookout for pedestrians. 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 of the other programs that they offer.

Lastly, be aware of your surroundings. We are still seeing cars being broken into, packages being stolen off of porches, etc. Don't be a victim, lock your vehicles. 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.

John Kennelly

November Yard of the Month

DJ & Michael Moberly, 1411 Heathwood Dr

A big thank you to Marilyn Arendt Properties (www.castle2sell.com) for sponsoring the Yard of the Month prizes.

Yard of the Month on winter hiatus for December, January, and February.



Country Village Women's Club News

We had a wonderful Women's Club Holiday Party hosted by Cindy and Jeff Davies in December. Thank you, Cindy and Jeff, for welcoming us into your lovely home!

Dates and tentative programs for the rest of the 2023-24 season are:

- Jan 18th: White elephant gift exchange
- Feb 15th: How to make spring rolls
- Mar 21st: Handyman demo/talk
- Apr 18th: Gardening or Floral arrangements
- May TBD: Spring event

Ladies of Country Village, don't miss out, come join us! This 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, typically the 3rd Thursday at 7 PM. New faces are always welcome!

Up to date information on the Club's events are posted on the Facebook group: Country Village Houston. For more information, please email CVillageWomensClub@gmail.com.

Gourmet Dinner

Welcome to all the new and old neighbors of Country Village. We have three ladies that put together 2-3 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. Since the pandemic has passed, we have hosted 2 dinners, one a Japanese themed dinner and the other a Pig Roast.

Our next dinner will be held on Saturday, November 11th with the theme being A Taste of Tuscany. It will be held at Joan and Clyde Hewlett's beautiful home. The guest list is full for this dinner, but if you would like more information or would like us to add your name to the email notification list for future gourmet dinners, please send your contact information to cvgourmetclub@gmail.com.



2023 Christmas Lighting Contest

Thank you to all who decorated their homes with lights for the holiday season. It made walking and driving through our neighborhood such a wonderful experience for the whole month of December. It was a very difficult decision to pick the top three yards.

Thank you to both Marilyn Arendt Properties (www.castle2sell.com) and Window Designs (www.windowdesignshouston.com) for sponsoring prizes for the winners.

1st Place: 1715 Rushbrook Dr, John Williams and Eileen Rangel



2nd Place: 1402 Pebble Rock Ct, Alex and Alexander Matthey



2023 Christmas Lighting Contest

3rd Place: 11931 Pebble Rock Dr, Carl and Mary Jones



Lunar New Year

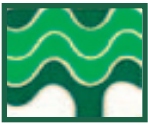
The Lunar New Year is an event celebrated by millions of people across the world on the first new moon of their calendars. The festivities are held by numerous cultures in various ways on diverse dates.

Known in non-Chinese culture as the Chinese New Year, its history can be traced back to more than 4,000 years ago. Between 202 BC and 220 AD, an ancient Chinese writer described the celebration this way: "Children, wife, grandchildren, and great-grandchildren all serve pepper wine to their parents, make their toast, and wish their parents good health." It is usual to have a family dinner together.

All cultures are rich in traditions. Although historians differ on whether the art of paper folding originated first in Japan, where it is known as "origami," or in China where paper folding, called "zhezhi" (摺紙), was practiced during medieval times.

Each year in the lunar calendar is named after an animal, derived from Chinese folklore. The zodiac animals follow one another in an established order and are repeated every twelve years: Rat, Ox, Tiger, Rabbit, Dragon, Snake, Horse, Sheep, Monkey, Rooster, Dog, and Pig. 2024 is the Year of the Dragon.





COUNTRY VILLAGE

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2024 SOCIAL EVENTS UPDATE

Save the dates for our 2024 events!!

EASTER EGG HUNT: Canceled due to on-going construction within and around the clubhouse. If a change occurs, we will update the CV Facebook page and send out emails.

NATIONAL LEMONADE DAY: TBD, pending construction status at clubhouse. If a change occurs, we will update the CV Facebook page and send out emails.

FOURTH OF JULY PARADE: Thursday, July 4 at 10:00am. Decorate your cars, bikes, wagons, and strollers for a parade throughout the neighborhood escorted by the Houston Fire Department and Constables.

END OF SUMMER BASH: This will be held in August. Once the area schools and districts have finalized next year's school calendars, we will pick a date that works best. Stay tuned!

HALLOWEEN: Sunday, October 20 from 3-5pm. Come for spooky treats, haunted fun, and a costume contest.

COOKIES WITH SANTA: Sunday, December 1 from 3-4:30pm. Time to enjoy everyone's favorite snack, COOKIES! And enjoy them with the big guy himself, Santa! There will be music, crafts, cookies, photos and tons of fun.

We have big, exciting plans for 2024! If your business or family would like to help support an event and give back to your neighborhood, we would love donations of any size. We hope that neighbors of all ages can enjoy our events!

Also, we are looking for additional members to join the Social Committee. We meet a few times throughout the year to discuss events and to set up/take down each event. The more, the merrier!

Please contact us if you have any questions:
cvillagesocialevents@gmail.com

Thank you,
Rena Low & Hannah Ritchey

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