

COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER

SUMMER 2023

BRIEF

From The Board

Special Assessment

"Plan A" from the Special Assessment has passed! 74% of voters were in favor of the revitalization of our community center and green space. Thank you to every one of you for sharing your voice, either by proxy or attending the Special Assessment meeting. Thank you for supporting these improvements to our community - Your support and involvement in the neighborhood is very apparent and appreciated!

Reminder of Project Background: Plan A (PASSED): Special Assessment that will result in 2 tennis courts, a pavilion, small hill, field with play space, and a walking trail that will cost the community \$781,000 total (per-household cost of \$1,637 one-time or 3 annual payments of \$600).

Special Assessment Fees: The Special Assessment fees have been posted to the Graham portal. Please login at your earliest convenience and make your one-time payment or three-time payment as outlined above. The final day to pay these fees will be August 15.

Project & Construction Update

At this time, the Board has officially hired M2L as our Landscape Architect and applied for a loan to begin next steps. We hope to hire our contractors soon and begin construction this fall. We hope the rough timeline shown below will get you all excited and begin counting down the days until we finish the project!

See Project Timeline on the next page.

(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 Crest Management and they will have VF Waste drop a bin off at your home.

Clubhouse Rentals: (281) 579-0761

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

For reservations contact Graham Management, (713) 334-8000, login to your homeowner portal at www.crestmanagement.com and check the calendar for availability, days with reservations will have a blue dot within them. If your desired date is available email tsmith@grahammanagementhouston.com.

A \$150.00 deposit is required. Rental fee is \$150.00.

Community Website: www.countryvillagehoa.org



Project Timeline



Special Assessment Invoice

All residents have been mailed an official invoice for the Special Assessment that you will be able to reconcile via the Graham portal. If you have not yet received your invoice by mail, please reach out to a member of the Board or Graham Management.

2023 Mid-Year Market Report

COMPASS

02

Number of homes available

04

Pending Sales

11

Homes Sold

36

Avg. Days on Market

\$775K

Highest Sales Price

\$485+

Avg. Sales Price

\$184^{.18}

Avg. Sales Price Per Sq.Ft.

\$255K

Lowest Sales Price

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

Thalia and Josh Guderyon

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Villager Piranhas Swim Team

The Villager Piranhas swim team wants to thank the community for their support this season! We hosted 2 meets at our pool for the first time and appreciate your patience. The swim team community had a great 2 months. We got to know more neighbors, train stronger swimmers, encourage good sportsmanship, and teach some leadership skills. We hope to see more neighbors next year – children as young as 4, who have some swimming skills, can join. If you have any questions, please feel free to email VillagerPiranhas@gmail.com. Registration opens in April for the 2024 season. Go Piranhas!



Book Club

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. We now have traveling wine charms that were handmade by Sarah de Haas!

We have read some really good books and look forward to a busy Fall of more good reads. If you would like to try out a meeting, please contact Amanda Seiler at atseiler@comcast.net

August 14th The Pilot's Wife by Anita Shreve – Discussion Leader Angela Herndon - Sue Beck will be hosting.

September 11th The Alice Network by Kate Quinn – Discussion Leader Sue Beck - Corrie Kennelly will be hosting.

October 9th The Invention of Wings by Sue Monk Kidd – Discussion Leader Cheryl Coppock - Carol Pelham hosting.

November 13th Lessons in Chemistry by Bonnie Garmus – Discussion Leader and hosting will be Marilyn Arendt.

~Amanda Seiler, 713-854-5529

Country Village Women's Club News

Women of Country Village, please join us to kick off the 2023-2024 season with our annual Champagne Social!

When: Thursday, August 24th, 7 PM

Where: Corrie Kennelly's home, 11918 Summerdale St



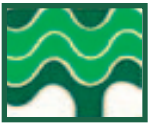
A great way to get to know your neighbors, learn about interesting topics, and stay informed about the neighborhood...all with snacks and wine! We meet monthly from August to April, typically the 3rd Thursday at 7 PM. And there's a Holiday Party in December and a special Spring Event in May. New faces 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.

The Gourmet Club Update

The Gourmet Trio (Amanda Seiler, Corrie Kennelly, and Sarah de Haas) are going over some incredibly fun themes for the next gourmet dinner. Date to be determined. We will be going back to 24-26 people at a designated house.

Anyone wishing to be added to the group email, please provide your name, email address and telephone number to us at cvgourmetclub@gmail.com.



COUNTRY VILLAGE

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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

SOCIAL EVENTS UPDATE

We hope everyone is having a wonderful summer so far!

The 4th of July parade was so much fun with a great turnout of decorated cars, scooters, wagons, and strollers! There was even a bubble machine! Thank you to everyone who braved the heat to come join or observe and catch beads and candy! The parade was led by the Houston Fire Department and Harris County Constables and ended with popsicles by the clubhouse. The fire truck hung around for photos and the kids got to climb inside and sound the siren!

End of Summer Bash will be Friday, August 25th from 5-8pm. Come spend a splashtacular evening with your neighbors at the pool! Bring your bathing suits, towels, and beverages for your own family. Pizza will be provided along with sweet treats to help cool off! Lifeguards will be on duty for the event. Tables and chairs will be set up in the clubhouse and on the pool deck. Keep an eye out for more details in the coming weeks on Facebook, the HOA website, and in your inbox!

Mark your calendars for the remaining events of 2023:
END OF SUMMER BASH: Friday, August 25, 5-8pm
HALLOWEEN: Sunday, October 22, 3-5pm
SANTA'S WINTER WONDERLAND: Sunday, December 3, 3-4:30pm

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

Thank you,
Elizabeth Boelsche, Hannah Ritchey, and Renae Low

Yard of the Month Winners

A big thank you to Marilyn Arendt Properties (www.castle2sell.com) for sponsoring the YOTM prizes!



May Yard of the Month
Jim and Natalie Lange
1715 Warwickshire



June Yard of the Month
Carol Pehlman
1810 Rushbrook



July Yard of the Month
Jeff and Mary Owens
12027 Riverview