



**COUNTRY
VILLAGE**



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER
SPRING 2016

BRIEF

Thanks John Kennelly!

After years of volunteered service as a Board Member to support, improve and maintain our wonderful community, we say goodbye to John Kennelly as he elected to continue his community service as Security Director for Country Village. We like to welcome our newly elected Board Member Nathan Feldpausch. It's fantastic to see new residents volunteer and share our committed passion to help preserve our charming community.

Pardon our dust!

As spring is in full swing and summer is upon us, you'll start to notice some activity around the pool area. We have a new pool company that is proactively helping us get ready for swim season. Please excuse our dust as we'll be working on essential repairs and renovations before our scheduled opening this summer. Parts of the concrete deck area are being replaced to make it more safe, the chain link fence that is on two sides of the pool area is being replaced with wrought iron fencing to match the rest of the fence enclosure. And the Board has ordered new tables, chairs and chaises for the pool. We hope to have the pool area completed and open by Memorial Day. We'll keep you posted. Also, please see the new pool hours for this year on page 3.

I would like to encourage everyone to get out and get involved, take advantage the weather, meet new neighbors, join one of our dynamic community clubs or attend an upcoming community event this year. We have the best community of friends and neighbors and without your involvement, we are just people who live in houses.

Justin Kelly,
HOA President

BOARD OF DIRECTORS

President, Justin Kelly jkelly.project@gmail.com
Vice-President, DJ Moberly djmoberly@gmail.com
Treasurer, Allen Teague ateague5@gmail.com
Secretary, Sue Beck sbeck411@gmail.com
Director, Nathan Feldpausch Nathan.feldpausch@gmail.com

IMPORTANT NUMBERS

Management Company: 281-531-0002
 RealManage
 16000 Barkers Point, Suite 250
 Houston, TX 77079
 Manager: Amber Carr

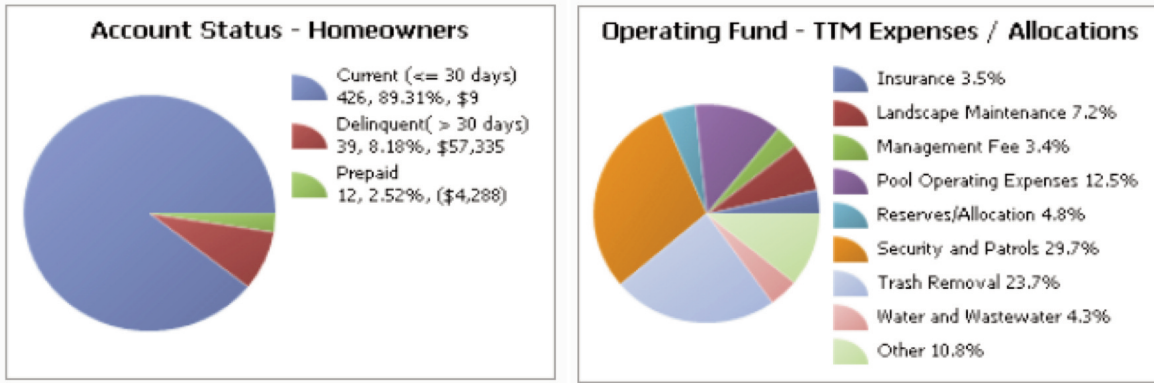
Constable: 281-463-6666

Trash Company: 713-787-9790
 V.F. Waste Services
www.vfwasteservices.com
 Pick up days are Monday and Thursday. We also have recycling pickup every Wednesday morning. If you need a bin, please email couvilla@ciemail.com and they will contact VF Waste and have a bin dropped off at your home.

Pool: 713-771-7665
 Greater Houston Pool Management

Clubhouse Rentals: 281-531-0002 ext. 1303
 Call Amber Carr for availability and to request a rental form or via email to: couvilla@ciemail.com. Forms are also available on either our website, www.countryvillagehoa.org or RealManage's portal at www.realmanage.com. Deposit is \$200.00. Rental fee is \$100.00.

COUNTRY VILLAGE 2016 Q1 FINANCIAL SUMMARY



		March 2016 - YTD				Performance Indicator
		Budget (\$)	Actual (\$)	Var. (\$)	Var. (%)	
Operating Fund Revenue and Expense Summary	Revenue	82,110	96,710	14,600	18%	↑
	Direct Expenses	76,671	72,728	(3,943)	(5%)	↑
	G&A Expenses	13,611	14,416	805	6%	↓
	Other Expenses	--	--	--	0%	→
	Total Operating Expenses	90,282	87,144	(3,138)	(3%)	→
	Net Surplus/(Deficit)	(8,172)	9,566	17,738	(217%)	↑
		Previous Year End (\$)	Current Month End (\$)	Change (\$)	Change (%)	Performance Indicator

Financial performance for CV continues to look good and get stronger as the Board remains diligent in its fiscal responsibility negotiating strong contracts for services but not at the risk of value erosion. Year to date through the first quarter, annual collections stand at 92% which is on par at this time of year. The performance indicators for the operating budget (pictured above) reflect good to steady state spend against budget showing a marginal surplus through March 31, 2016 although there is slight increase in G&A expenses due to a higher number of delinquent accounts the Board are seeking to recover.

On a different note, the Board has to address some unexpected repairs and new requirements imposed by the City of Houston in order to ensure the pool is ready for the summer. To address these requirements the Board will have to spend approximately \$20K requiring us to pull funds from the reserve.

Additionally, if you have kept up with the news lately, Mayor Turner is proposing to stop trash pickup reimbursements to those communities that rely on private trash pickup as an incentive. This reimbursement represents a significant revenue generation to our annual budget. The Board will keep a close watch on how this develops and will plan accordingly.

Kind regards,
Allen Teague, CV Treasurer

Community Garden

Do you love to garden? The community garden is taking off and the Spring crops are in the process of being planted. If anyone is interested in joining us, please email Anna Heinzelmann (heinzeln@gmail.com) for more information.



BOOK CLUB NEWS:

For June we will be reading "The Muralist: A Novel" by B. A. Shapiro, recommended by Barbara Marten. The June meeting will be on June 13th. We do not have a hostess for this meeting at this time.

Please come join us if you love to read!!

If you have any questions regarding the Book Club, contact Sandy Wake at: skwake1@aol.com, or 281-496-4147.



COUNTRY VILLAGE 2016 POOL HOURS

May 28th thru June 2nd

Monday-Friday *CLOSED*
 Saturday 10:00am - 9:00pm
 Sunday 10:00am - 9:00pm

Exception:

Memorial Day 10:00am - 9:00pm

June 3rd thru August 21st

Monday *CLOSED*
 Tuesday 10:00am - 9:00pm
 Wednesday 9:00am - 8:00pm
 Thursday-Saturday 10:00am - 9:00pm
 Sunday 9:00am - 8:00pm

Exceptions:

July 4th 10:00am - 9:00pm
 July 5th *CLOSED*

August 22nd thru September 5th

Monday-Friday *CLOSED*
 Saturday 10:00am - 9:00pm
 Sunday 10:00am - 9:00pm

Exception:

Labor Day 10:00am - 9:00pm

Note, children under the age of 12 must be accompanied by an adult when using the pool facilities.

HIGH SPEED TRAFFIC CUTTING THROUGH OUR COMMUNITY

To the residents of Country Village...

We have noticed a significant increase in high speed traffic cutting through our neighborhood.



We have requested the Constables be more visible on the cut through streets during rush hour, in an attempt to slow down the traffic. Hopefully, we will get the message across to the speeders.

Also, anyone who would like to receive area security alerts via email, please send me a request at jkennelly@enjet.com. I will be happy to add your name to my email blast.

Best regards
 John Kennelly
 CV Security Director

DID YOU KNOW? WE HAVE A NEW WEBSITE!

We've spruced-up our website! On our new website, you'll find the community's documents, newsletters, club information and more! The new website is at: www.countryvillagehoa.org

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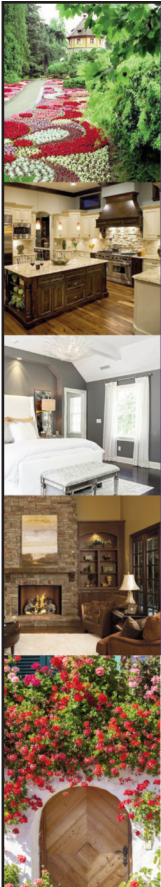
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Nikita Khambe
REALTOR
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