



COUNTRY VILLAGE



THE COUNTRY VILLAGE

YOUR COMMUNITY NEWSLETTER
SUMMER 2020

BRIEF

From The Board:

Deed Restrictions & Architecture Control

A big thank you to the Architecture Control Committee (ACC) for their thoughtful review of applications in 2020! Please remember all exterior changes require a submittal for approval. This includes roof, fence or driveway replacements even if the resident believes the replacement is not a change. The application for ACC approval can be found on the community website.

We all work together to preserve our community. The ACC ensures that exterior modifications comply with our deed restrictions. Our management company, Real Manage, helps enforce our deed restrictions by monitoring and reporting violations. As a homeowner, you too can report violations by contacting Real Manage or through your Real Manage portal account.

If a member is found to be in violation of our deed restrictions, the member will receive ample time to fix the violation. If, after sufficient notice, the member still has not fixed the violation, the Association will begin to impose a statutorily authorized fine of \$100 per month for as long as the violation remains outstanding. The Association can also take other alternative or subsequent actions, such as fixing the violation on its own accord (for example mowing a member's lawn that is in violation of the deed restrictions) or begin legal action.

Please help Country Village preserve its beauty which it has maintained for almost 50 years! Now, more than ever, as a new generation begins to fill the homes that the past generations worked so hard to maintain, we must all work together to keep our community at its best. With the re-paving of Kirkwood, the work of the Architectural Control Committee, and our members' continued compliance, Country Village should be welcoming its 50th year in all its glory!

Financial Activities

In alignment with our Bylaws (Section VI), an annual audit has been put in motion and is being performed by a licensed CPA. We are targeting to have the 2019 annual audit completed by August 2020. Our audit will be conducted in accordance with auditing standards generally accepted in the (Continued on next page)

BOARD OF DIRECTORS

<i>Wenni Guo</i>	<i>President</i>
<i>Dean Barnes</i>	<i>Vice President</i>
<i>Nelson Ocampo</i>	<i>Secretary</i>
<i>Brittany Severin</i>	<i>Treasurer</i>
<i>Balaam Valdez</i>	<i>Director</i>

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: 866-473-2573
RealManage, Manager: Bernadette Aham-Neze
16000 Barkers Point, Suite 250 Houston, TX 77079
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@ciramail.com and they will contact VF Waste and have a bin dropped off at your home.

Clubhouse Rentals: 281-531-0002 ext. 1303
Call Bernadette Aham-Neze for availability and to request a rental form or via email to: couvilla@ciramail.com. Forms are also available on either our website, www.countryvillagehoa.org or RealManage's portal at www.realmanage.com. Deposit is \$150.00. Rental fee is \$150.00.

Community Website: www.countryvillagehoa.org

From The Board (continued)

United States of America and will include tests of the accounting records and other procedures. In addition, based on a financial analysis of the anticipated annualized savings, we have proceeded with the filing application for tax exemption 501 (c) (4).

A note on Recycling:

Please remember our waste contractor cannot accept glass for recycling.

Kirkwood Lift Station Diversion and Abandonment update

The City of Houston is abandoning the existing sanitary sewer lift station on the east side of Kirkwood, south of the Buffalo Bayou Bridge by rerouting the sewers west to the Harvest Moon Lift Station near Dairy Ashford. Construction has now reached Lashbrook and will soon progress down Carriage Hill.

Kirkwood Paving and Drainage Project update

Phase 1 of the project to reconstruct Kirkwood Road from Buffalo Bayou through Briar Forest started on June 29th. The project will be done in 3 phases starting with the north bound lanes from Lakeside Place to Buffalo Bayou, then Lakeside Place to Briar Forest and finally the southbound lanes from Buffalo Bayou to Briar Forest. Completion date is December 2021. The project number is N-100029-0001-4. For General concerns call the City 3-1-1 (713/837-0311). For project specific concerns send them to buildforward@houstontx.gov.

Linear Detention along the south side of Buffalo Bayou from Dairy Ashford to Eldridge

This project has been completed.

From the Social Committee: July 4th Parade Pics!



2020 MID YEAR MARKET REPORT COUNTRY VILLAGE

Number of Homes Available	8
Pending Sales	2

Highest Sales Price	\$425,000
Lowest Sales Price	\$155,000
Average Sales Price	\$307,625
Average Sales Price per Square Foot	\$125.55
Average Days on Market	87

We hope you enjoy this mid year market report. If you would like a free market analysis, need tips to get your home ready for sale or have a real estate related question, do not hesitate to call, or send us an email.

THALIA & JOSH GUDERYON



*We'll Do
Our Best For You!*

**Better
Homes
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**GARY
GREENE**

281.220.1515
info@GGHomeTeam.com
www.GGHomeTeam.com

Women's Club News

Women of Country Village - have you been trying to connect with your neighbors, but unable to do so because of COVID19? You are not alone! Each of us has desired to interact, but safety concerns have limited our ability to do so in person. Unfortunately, the guidelines to limit group activities continue, and the Women's Club does not feel we can safely gather at this time for our in-person Annual Champagne Social Event in August, or our regular fall monthly meetings. The club's board has decided that it is in the best interest of our club members to:

1. Have our monthly meetings all online, via Zoom beginning in August through December 2020. We hope this extended time of social distancing will allow us to potentially gather sooner than later in 2021.
2. At this time, as long as we have meetings virtually online, the annual \$45 dues are waived, and participation in the CVWC is Free.

The CV Women's Club routinely meets on the 3rd Thursday of each month, at 7pm. These are the dates of the online Zoom meetings:

August 20th; September 17th; October 15th; November 19th; December 17th.

We will be sending out Evite invitations via email, with the Zoom meeting information very soon.

We have lots of fun things planned for our virtual get-togethers so definitely make plans to log on and join us!

To be included on the list for the email invites to these free Women's Club Zoom meetings, please email us at cvilagewomensclub@gmail.com. Please include your name and your preferred email address, and your current mailing address. Also, please reach out with any questions or to offer some ideas for this year's programs.

We also have multiple board and sub-committee vacancies - please contact us if you are interested in learning more about how to be involved. All ladies of our wonderful neighborhood are welcome and encouraged to join us!

The 2020-2021 CVWC Board, subcommittees and their respective positions are as listed:

Board Members:

President Elect: Karen Smejkal

Outgoing President: DJ Moberly

Vice President: vacant

Treasurer: Cheryl Coppock

Secretary: vacant (thank you to our out-going secretary, Ngoc Phan!)

Webmaster: vacant position (thank you to our out-going webmaster, Ana Boa-Ventura!)

Program Committee: Patty Griffin, Marti Jordan, and Carol Pehlman

Welcome Committee: Mary Jones and Anna Heinzelmann

Yard of the Month Committee: Corrie Kennelly, Amanda Seiler (thank you to our out-going YotM committee member, Karen Swerdlow)

Gardening Club Committee: Anna Heinzelman and Amaya Bound

Care Committee: Corrie Kennelly

Book Club: Amanda Seiler and Sandy Wake

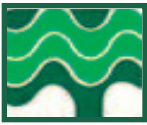
Gourmet Club: (vacant; 2 positions needed)

Community Events: Laura Payne & Brittany Milward

BOOK CLUB

Due to Covid-19 the Country Village Book Club has been meeting via Zoom on the 2nd Monday of every month. For August the book we'll be discussing is **"The Summer Before the War"** by Helen Simonson. We have not yet decided on any future reads.

If you would like to join our Zoom meetings, please contact Amanda Seiler at atseiler@comcast.net or Sandy Wake at skwake1@aol.com and ask to be added to the email list.



COUNTRY VILLAGE

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We never want to lose a neighbor!
*But if you plan to sell your home, I can assist you.
I'm a Country Village resident and would love to help!*

ASK ME ABOUT MY COUNTRY VILLAGE LISTING THAT SOLD IN 41 DAYS!!



Is your home one you want to be quarantined in? If not, give me a call. I'll sell it and we can go shop for another one.

Linda Aber
713-828-2682
linda.aber@kw.com

SOLD



Country Village Security Report

Hi neighbors,

During these strange times it is more important than ever to be conscious of your surroundings. Country Village has been left somewhat unscathed by troubles that affect many neighborhoods. But we must not get complacent. If you see something or hear something that does not feel right please call the Constable (281) 463 6666. Watch out for your neighbors!!!



When criminal activities take place in Country Village the Constables will pass along the information provided it is not of a private nature. But if HPD is called out we will not know about it. So please call the Constable, their response time is only several minutes.

Be safe,

John Kennelly

COLLINS LEGAL, PLLC

We Are A Full-Service Tax Firm That Handles Personal & Business Tax Return Preparation, Bookkeeping, IRS Debt Resolution, Audit Representation & More.

If you have any questions pertaining to how COVID-19 affects you and/or your business from a tax standpoint, please feel free to contact me. I am a local Houstonian and have enjoyed living here in Country Village over the past 4 years. When I am not working or spending time with my family in the neighborhood, you will find me either running or cycling through Hershey Park.

KUNAL MISHRA, ESQ. - TAX ATTORNEY
Cell: (281) 639-1970
Email: kunal@collinslegalpllc.com
2825 Wilcrest Dr., Ste 541
Houston, TX 77042
www.collinslegalpllc.com

