

COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER
WINTER 2025

BRIEF

From The Board

1. The Country Village Green Space is Open!

Many thanks to the Social Committee and volunteers that planned the Grand Opening in the Park and Holiday Party on December 21st.



2. Country Village Green Space: Naming Rights Campaign

Many have been asking.. and we are excited to announce a unique opportunity to leave a lasting mark in our newly renovated HOA green space! We have made some wonderful upgrades, and you can be a part of it. You can dedicate a piece of furniture or even the pavilion, walking path, or courts in honor of your loved ones, commemorate special moments, or simply show your support for our community. We hope to have many gatherings in the new community area with the additional usable space and the pavilion to make our neighborhood the best and most fun it can be. Furniture and a few extras would improve the space even more.

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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

About the furniture:

We chose Polywood furniture because it is durable, fade-, and weather- resistant, but it requires none of the maintenance real wood does. The furniture is all-weather, sturdy, and incredibly easy to clean (don't worry too much when you spill that wine). It also comes with a 20-year warranty.



How It Works:

Name a Bench, chair, or set: For a donation, you can have a piece of furniture, the pavilion, walking path, or tennis courts named after you, a loved one, or with a message of your choice (you can do this as a group). Each piece of furniture will feature a personalized plaque.

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2024 Year End Market Report

04

Number of homes available

03

Pending Sales

20

Homes Sold

26

Avg. Days on Market

\$690K

Highest Sales Price

\$466K+

Avg. Sales Price

\$185.25

Avg. Sales Price Per Sq.Ft.

\$339K

Lowest Sales Price

*All Statistics taken from 2024 year end market report – Country Village

Thalía and Josh Guderyon

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COMPASS



• Scan the QR Code or go to <https://www.zeffy.com/en-US/ticketing/green-space-furniture-namingsponsorship>

• Choose which item you would like to sponsor and click "Select."

• On the following page you will be able to fill out your information as well as write down what you would like on the plaque.

*The CV HOA reserves the right to reject any inappropriate, illegal, or vulgar name requests.

• If you have any special requests or questions, please let us know.

• *At checkout, Zeffy will ask you for a donation (under order summary it says "support the 100% free platform we use.") You can select other and put in a custom amount (or zero) if you want.

Why Participate?

• **Support Our Community:** Your contributions will help maintain and enhance our beautiful green space and other shared spaces, ensuring it remains a vibrant and welcoming area for all residents.

• **Leave a Legacy:** This is a unique way to honor family, friends, or special occasions with a permanent tribute in our Green Space.

• **Enhance Our Green Space:** Funds raised will go directly towards community area improvements, ensuring a better experience for everyone.

How to Get Involved:

To participate, please visit our campaign website at <https://www.zeffy.com/en-US/ticketing/green-space-furniture-namingsponsorship> to make your donation and specify your dedication message. For any questions, feel free to contact us.

Thank you for your support in making our community Green Space a beautiful and meaningful part of our community!

3. Annual Assessment Reminder

2025 Annual Assessments

The new 2025 Annual Assessment statement was sent via mail in early December. It was due on January 1, 2025. 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 2025 assessment by January 1, 2025, 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 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, 2025, 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.

Green Space Revitalization Project Special Assessment

If you elected for the payment plan over a 3-year period, your final payment is due by July 31, 2025. Please note, the finance fee of \$163 for the payment plan has been added to your account.

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 2024.

Please do not hesitate to contact Graham Management if you have any questions about assessments and your account.

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

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4. Save the Date - Annual Meeting

All property owners are invited the Country Village/North Briar Annual Meeting to be held at 7pm on Tuesday, February 11 at the Country Village Clubhouse. *Agenda and further details to be distributed shortly.*

5. 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.

6. 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.

SECURITY

To the residents of Country Village:

Winter is here, as I am writing this we are in midst of the winter storm. Even though it is not security related, I have included a few helpful reminders for freeze preparation: always remember to wrap any exposed piping, dripping interior faucets can help to keep lines from freezing, you can also turn your water off at the shut off valve and drain interior lines to prevent freezing. Remember to cover any plants that can not tolerate the cold.

I hope everyone had a safe and relaxing holiday season. We have had some issues with unwanted visitors entering backyards. Please try and keep all gates locked, if you have them, as well as garages and any storage facilities you may have on your property. Also, please be mindful when out and about in the neighborhood, even though it may be cold, kids and families may still be out enjoying some of the cooler weather. 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, if you see something, say something. 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, hopefully we will be back to our normal "winter" weather soon!

Brian Boelsche
713.851.2733
Btboelsche@gmail.com

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. 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.

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.

**3rd place: 1430 Lake Cliff –
Cheri & Matt Menard**



**2nd place: 1719 Rushbrook –
Carolyn & Gregg Dasher**



1st place: 11930 Summerdale - Erica & Scott Sevigny



Christmas Party Pics 2024



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.

Country Village Women's Club News

We had a wonderful Women's Club Holiday Party hosted by Joan and Clyde Hewlett in December. Thank you, Joan and Clyde, for always being willing to open your lovely home to us!

Dates and tentative programs for the rest of the 2024-25 season are:

- Feb 20th : Decoupage – hands on lesson
- Mar 20th : Line dancing lesson
- Apr 17th : Jewelry exchange
- 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 interesting things, 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.

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.

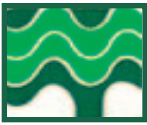


CARE COMMITTEE

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





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Energy Savings in Winter

Energy savings during the winter can help homeowners reduce their utility bills while also promoting comfort in colder months. Here are some useful energy-saving tips for homes in winter:

- 1. Weatherproof Doors and Windows:** Install weatherstripping around doors and windows to seal any gaps where cold air may be entering.
- 2. Thermostat:** Install a programmable thermostat that automatically adjusts the temperature based on your schedule, ensuring you're not heating your home unnecessarily when you're not there.
- 3. Maintain Your Furnace:** Schedule regular maintenance for your heating system to ensure it's running efficiently. Change air filters regularly to ensure proper airflow.
- 4. Reverse Ceiling Fans:** Set your ceiling fans to rotate clockwise in the winter. This will help push warm air down from the ceiling, circulating it throughout the room and increasing comfort.
- 5. Add Rugs to Floors:** Adding rugs or carpets to tile or hardwood floors helps insulate the room, keeping your feet warm and reducing the need to turn up the heat.
- 6. Curtains:** Open curtains on sunny days letting natural sunlight heat your home, especially on south-facing windows. Close curtains at night to further insulate windows.

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!