



COUNTRY  
VILLAGE



# THE COUNTRY VILLAGE

YOUR  
COMMUNITY  
NEWSLETTER

WINTER 2022

# BRIEF

## From The Board

### Board

The Board has had a number of resignations this year. The Board has appointed new members – Amanda Hellman and Kristofer Low. As a result of these changes the Board officers have been reassigned. President - Dean Barnes, Vice President – Balaam Valdez, Treasurer – Amanda Hellman, Secretary – Kris Low, Director – Corrie Kennelly. At our Annual meeting scheduled for March 22nd the terms for Balaam and Corrie will end. If you are interested in joining the Board, look for our 2022 Board of Directors Candidate Information Form in early February.

### Financial Activities

The Board has approved a 2022 budget; the annual assessment remains at \$790. The 2022 budget and the 2021 year-end results will be reviewed at the next Annual Meeting. The amount budgeted towards the reserve fund is \$10,000. Collections of 2022 Annual dues payments are proceeding well.

### Architectural Control Committee

Remember to always obtain ACC approval before making changes to the exterior of your home, including any exterior painting, roof or driveway replacement. The instructions and application can be found on the Community website, [www.countryvillagehoa.org](http://www.countryvillagehoa.org). We currently have four committee members and would like to add an additional member. If you are interested please contact any Director for assistance.

### Trash & Recycling Services

Trash service is Monday and Thursday. Recycling service is Wednesday. Bagged landscape cuttings and leaves no longer

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## BOARD OF DIRECTORS

President - Dean Barnes  
Vice President - Balaam Valdez  
Secretary - Kristofer Low  
Director - Corrie Kennelly  
Treasurer - Amanda Hellman

The "Contact Us" form at [www.countryvillagehoa.org](http://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: Kristine Sharara  
16000 Barkers Point, Suite 250 Houston, TX 77079

**Trash Company:** 713-787-9790  
GFL Environmental. 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](mailto: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](mailto:couvilla@ciramail.com). Forms are also available on either our website, [www.countryvillagehoa.org](http://www.countryvillagehoa.org) or RealManage's portal at [www.realmanage.com](http://www.realmanage.com). Deposit is \$150.00. Rental fee is \$150.00.

**Community Website:** [www.countryvillagehoa.org](http://www.countryvillagehoa.org)

## WOMEN'S CLUB NEWS

This is the first neighborhood I've lived in with a women's club. I've never known so many neighbors! We have fun, do crafts, discover, laugh, cook, eat, win prizes, and hug. They used to be just neighbors but now they're my friends. We go to shows and events, cook for each other, pick up packages, check on houses...the list is long. Join!!! Hugs await." ~Marti, CVWC

CV Women's Club is pleased to announce their newly filled board positions & committee chairs:

### New CV WC Board Members:

Vice President: Wenni Guo

Secretary: Marti Jordan

### New CV WC Committee Chairs:

Care: Mary Ann Birchfield

Welcome co-chair: Kisa Freyre

Yard of the Month: Allison Storey & Kay Zahn



### CV Women's Club Invites You To Join Us!

All women in our neighborhood are encouraged to join the Country Village Women's Club! For more information email CVillageWomensClub@gmail.com or call Karen Smejkal, President at 832-656-5373. Our upcoming get-togethers are on 2/17, 3/24, 4/21, and our Spring Event will be in May (date TBD).

## Welcome Committee

The Welcome Committee would like to welcome all new neighbors who have moved in since 2020. 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! Anna Heinzelmann & Kisa Freyre



## 2021 Year End Market Report

04

Number of homes available

04

Pending Sales

26

Homes Sold

52

Avg. Days on Market

\$550K

Highest Sales Price

\$350K+

Avg. Sales Price

\$139.85

Avg. Sales Price Per Sq.Ft.

\$230K

Lowest Sales Price

\*All statistics taken from 2021 year end market report - Country Village

Thalia and Josh Guderyon

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All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed. Nothing herein shall be construed as legal, accounting or other professional advice outside the realm of real estate brokerage. Compass is a licensed real estate broker. Equal Housing Opportunity.

## **Board Update (continued)**

need to be left on the curb. Instead they will be picked up with regular household trash, which is currently a maximum of 6 bags not exceeding 40 pounds per pickup. Please advise your landscape contractor of this change. Tree trimmings and branches will continue to be collected at the curb - cut in length not to exceed four (4) feet, securely tied in bundles and not weighing more than forty (40) pounds. Our recycling scope is unchanged, they are not accepting glass. A more detailed description of these services is on our website, [www.countryvillagehoa.org](http://www.countryvillagehoa.org).

### **Tennis Committee**

The Board of Directors has reviewed the work of the Tennis Committee including bids, budgets, and contractor for the reconstruction of the tennis courts. The Board of Directors has determined a special assessment is appropriate to fund this work and has called a Special Meeting for February 3rd to seek approval. Look for the official notice of the meeting which includes the scope of work, budget and approval documents.

### **Community Center**

Improvements are being planned to both the grounds and the clubhouse this year. Upcoming topics include updating the Clubhouse interior and furniture, improving the grounds, and the potential addition of a dedicated dog park, walking path, and/or pavilion. We also want to relocate the storage shed so the basketball court can be refurbished. To aid in these efforts a dedicated committee for the Community Center revitalization project(s) has been established. If you would like to participate in this committee please contact Corrie Kennelly or Kris Low.

### **Playground**

There are parts of the playground equipment that need repair. They are not serious issues but the Board wants to address them as quickly as possible. The replacement parts have been ordered but we do not expect delivery until March 2022 or shortly thereafter. Once the parts have been replaced, the park border will be straightened, the ground filler will be replenished and the equipment power washed. Thank you for your patience.

### **Future Activities**

Save the date: OCTOBER 4, 2022: Amanda Seiler, Corrie Kennelly and Sarah de Haas are working on organizing National Night Out. For Texas, NNO is held on the 1st Tuesday in October. It will be held at our clubhouse/park area. If you would like to volunteer please contact Corrie Kennelly. More details will be coming. Please check the CV website for any updates: [countryvillagehoa.org](http://countryvillagehoa.org). Corrie, Amanda, and Sarah are working together on a couple of other events which are not finalized. These events are separate from the events organized by Laura Payne and her talented group.

### **Pool**

Our swimming pool will be open Memorial Day weekend, during the summer until Labor Day and each weekend in September. American Pool will again be the pool operator. We are also pleased to welcome the Villagers Swim team back to the pool this year. They will use the pool for practice during the evenings in May and mornings in June. Please note for safety reasons, the pool will be closed to residents when swim team practice is in session. A flyer with additional pool details including operating hours, rules and safety updates will be published in the spring. This year the pool area will have new umbrellas and tables.

### **Kirkwood Project Update**

Kirkwood Paving and Drainage Project update

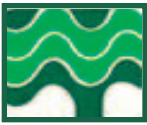
Traffic has been rerouted to the east side or north bound lanes so the Contractor can demolish and rebuild the street and sidewalks on our side (west side) of the street. They are installing a new 16 inch water line before rebuilding the street. The contractor is working from south to north, i.e. Highgrove to Riverview. The entire project is scheduled to be complete April 9, 2022.

Irrigation systems: The contractor is required to repair/replace individual irrigation systems and interior drain lines of all residents that go through the curb that are damaged as they install the new sidewalk and curbs. Residents are encouraged to take pictures of the existing systems to help the contractor with the restoration.

Mailboxes: Residents were notified in June 2018, that changes in the road required their mailbox, which is in the City's right of way, to be relocated and replaced. The replacement is similar to a typical black mailbox on a wood post. There will be no cost to the Owner. The City has advised if the resident wishes to build a new brick mailbox they may do so at their own expense.

Street lights: New street lighting is included in the project. Street lights are installed by CenterPoint and will be done at the completion of the entire project.

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](mailto:buildforward@houstontx.gov) or Mohd Warrad, City of Houston Project Manager at (832) 395-2219.



## COUNTRY VILLAGE

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## SECURITY REPORT

If you are planning on travelling this holiday season and would like to have the Constable put a vacation watch on your house, please go to the Precinct 5 constable website ([www.Constablepct5.com](http://www.Constablepct5.com)) and download the form. While you are on the website you can look over the other programs that the Constable offers. I took the "Citizens Police Academy". It was extremely informative and enjoyable.

Sadly, crime continues and our lawn and garden contractors and homeowners are easy prey for theft of equipment. Please remind them to watch their equipment. During the year we have many residents enjoying the outdoors and walking the streets of CV, please be observant of your surroundings...if something does not appear right, please call the Constable. The Constable can typically respond in 5-10 minutes, so please call. If you are the victim of a crime, call the Constables, they will respond faster and inform the neighborhood of the crime in a timely manner. HPD does not send out crime alerts, so if you are the victim and HPD responds the only way we would know about it would be for the victim to pass along the information.

- I have changed my email address to [jckennelly@icloud.com](mailto:jckennelly@icloud.com)
- Precinct 5 Constable 24-hour dispatch 281-463-6666
- Precinct 5 website: [www.Constablepct5.com](http://www.Constablepct5.com)

John Kennely

## 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.

## CV 2022 SOCIAL EVENTS UPDATE

As many of you know, Brittany Milward and her family moved last year. We are excited to announce that Elizabeth Boelsche and Cameron Miles are joining Laura Payne as co-chairs of the Social Events Committee. Save these dates for our 2022 events:

**EASTER EGG HUNT:** Saturday, April 2 from 10:00-11:30am. We ask that families bring a dozen of pre-filled eggs per child that will attend the event. Drop off locations for the eggs will be announced at a later date.

**NATIONAL LEMONADE DAY:** Sunday, May 1 from 4-6pm. There will be sign ups to have a lemonade stand at the clubhouse, judging and prizes for the winners, and fun for all ages.

**FOURTH OF JULY PARADE:** Monday, July 4 at 10:00. 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 23 from 3-5pm. Come for spooky treats, haunted fun, and a costume contest. We will also do a scavenger hunt again for trick or treating on Halloween night.

**SANTA'S WINTER WONDERLAND:** Sunday, December 4 from 3-4:30pm. We are hoping to not only have Santa make a special visit, but also create a winter wonderland with snow and fun in the playground area.

We have big, exciting plans for 2022! 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!

Please contact us if you have any questions: [cvillagesocialevents@gmail.com](mailto:cvillagesocialevents@gmail.com)

Thank you,  
Elizabeth Boelsche, Cameron Miles, and Laura Payne

## Yard of the Month Committee

Please note, there will be no Yard of the Month selected for January.

## Book Club

The neighborhood book club meets the 2nd Monday of each month, starting at 6:30 pm. Members bring snacks and drinks and we rotate homes for our discussions. The following books are on the schedule for the next few months:

- **Monday, February 14th** Family Upstairs by Lisa Jewell,
- **Monday, March 14th** The Lincoln Highway by Amor Towles,
- **Monday, April 11th** The Great Circle by Maggie Shipstead

For more information, please contact Amanda Seiler at [atseiler@comcast.net](mailto:atseiler@comcast.net). It's a fun group and we're always open to welcoming new members.



# Christmas Lighting Contest

Thank you to all who decorated their homes for the Christmas holidays. It was such a wonderful experience to drive through our neighborhood and see all the beautiful yards. It was a very difficult decision to pick the top three yards. Thank you to Marilyn Arendt from Marilyn Arendt Properties who sponsored 1st Place Winners with a \$25 gift card from Lowe's.

## 1st Place Winner "Most Elegant" Hindlet Family on Drexel Brook Drive



## 2nd Place Winner "Star Wars Wonderland" Massie Family on Drexel Hill Drive



## 3rd Place Winner "Amazing Tree" Ginter Family on Briar Forest Drive

