



**COUNTRY
VILLAGE**



THE COUNTRY VILLAGE

**YOUR
COMMUNITY
NEWSLETTER**

WINTER 2021

BRIEF

From The Board:

2021 Annual Meeting & Elections

In order to keep all our Association members safe and healthy, the Association's 2021 Annual Meeting will be held via video conference. Three Board member terms will be expiring (Wenni Guo, Dean Barnes, and Nelson Ocampo). Voting for the 3 available Board seats will occur ahead of the meeting with the results announced at the meeting. The official meeting notice, ballot, and candidate statements will be mailed out to homeowners in early February. Here are some important upcoming dates:

- Feb-15: Q&A for Candidates at monthly Board Meeting open session – video conference joining instructions will be sent by email and posted to www.countryvillagehoa.org.
- Mar-17: Deadline for Ballots – can be submitted by mail, email, fax, or drop-off, instructions will be on the ballot.
- Mar-24: Annual Meeting via video conference.

Finance Update

The Board approved the 2021 budget in the August 2020 Board meeting and the annual assessment remains at \$790. The budget can be accessed on the RealManage resident portal. This budget and the 2020 year-end results will be reviewed at the Annual Meeting.

Statements for 2021 dues were issued in early December with a due date of January 1, 2021 and will be considered late by January 30, 2021. Please remit the annual payment of \$790 in a timely manner to avoid collection fees. Additional information about payment options were included on the statement. If you have any further questions, please contact RealManage at 866-473-2573 or COUVILLA@CiraMail.com.

WAYS TO SAVE MONEY: Sign up for online communication!

Homeowners can now sign up to receive their HOA statements and/or violation notices by email, instead of paper copies by postal mail.

(continued on page 2)

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

Board Update (continued)

Sign up through your RealManage Resident Portal (Account Information tab, Contact Information screen). If you need assistance in setting up or logging into you Resident Portal account, please contact RealManage.

Tennis Courts

The tennis committee was not able to complete their investigation of how to replace/repair the tennis courts this year. The committee did decide to perform some repairs to make the courts suitable for casual play. Under John Shindler's leadership - the plywood backstop was replaced; major cracks were repaired in court 3 and the nets were repaired or replaced. A special thanks to John, Karen Swerdlow, Michael Moberly, Jeff Diedrich, Karl Jones and Balaam Valdez for all their efforts.

Architectural Control Committee

Please remember to always obtain ACC approval before making changes to the exterior of your home. The instructions and application can be found on the Community website. For 2020 the ACC processed 45 applications; 24% for roof replacements, 22% for fences, 18% each for driveway modifications, siding replacement or for miscellaneous.

COVID-19

Eligible people can sign up for a COVID-19 vaccine with a vaccination hub or a community vaccine provider. Visit dshs.texas.gov/coronavirus for eligibility requirements, maps of vaccination hubs and providers, and the latest information.

Kirkwood Projects Update

Kirkwood Lift Station Diversion and Abandonment update

The Contractor is continuing the construction progressing down Carriage Hill and across Kirkwood. They will eventually demolish the existing sanitary sewer lift station on the east side of Kirkwood.



Kirkwood Paving and Drainage Project update

The Contractor is continuing into Phase 2 of the project which is the east side of Kirkwood from Lakeside Place Drive south to thru Briar Forest Drive. Construction within the Briar Forest intersection will start in February. Overall completion is the end of 2021. The major work currently consists of demolition of the existing road and the installation of the box culvert. 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.



2020 Year End Market Report

02

Number of homes available

02

Pending Sales

27

Homes Sold

85

Avg. Days on Market

\$427K

Highest Sales Price

\$317K+

Avg. Sales Price

\$128.²⁴

Avg. Sales Price Per Sq.Ft.

\$155K

Lowest Sales Price

*All Statistics taken from 2020 year end market report - Country Village



Thalia and Josh Guderyon

REALTORS®

281.217.0728 | gghometeam@compass.com | gghometeam.com

COMPASS



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.

Christmas Lighting Contest

A big thank you to all of those who decorated their homes for Christmas. It brings such joy to drive through our neighborhood. It was such a difficult decision for us. There will be no Yard of the Month selected for January.



1st Place Winners: Jeff and Jill Dietrich on Riverview.



2nd Place Winners: Scott, Erica, Mara & Isaac Sevigny on Summerdale Street



3rd place winners: Rick and Karen Knight Swerdlow on Pebble Rock Court.

2021 SOCIAL EVENTS UPDATE

Our past year as social chairs has been an interesting one! 2020 threw all of us a curveball to life we never expected, and we are so thankful that our neighborhood came together, even 6 feet apart. Thank you to everyone who supported local businesses when the food, adult beverage, and sweet treat trucks came. The neighborhood scavenger hunts in the spring and early summer were enjoyed by many as well!



We were able to bring a socially distant Fourth of July parade with HFD to lead the cars, provide coupons for the popular Luchi and Joey's taco truck in place of our End of Summer Bash, a Halloween scavenger hunt, and outdoor photos with Santa! Not bad for 2020, right?!

We are not sure what 2021 will bring for our events. As the year unfolds, we will plan and adjust our events to ensure everyone is safe.

EASTER EGG HUNT: We hope to at least have a photo opportunity with the Easter Bunny this spring! Stay tuned for information, as we will make a decision about what this event will look like (and if we can have it) per CDC guidelines.

We are looking forward to a great year, full of fun events and memories, whatever they may look like. We are always so thankful and appreciative of our sponsors, which allow us to make our events even more spectacular and memorable for all. If your business or family would like to help support an event and give back to your neighborhood, we would love to chat. We hope that neighbors of all ages can enjoy our events!

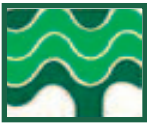
Please contact us if you have any questions: cvillagesocialevents@gmail.com
Thank you, Brittany Milward and Laura Payne

BOOK CLUB

The Country Village Book Club meets the 2nd Monday of each month. For now we are doing Zoom meetings. Once the weather warms up we hope to be able to start some backyard gatherings. For January we discussed via Zoom *The Last Castle*. We will be meeting via Zoom for our next several meetings. For February we are reading *The Dutch House* by Ann Patchett and for March we will be reading *Pachinko* by Min Jin Lee. For more information or to be added to the Zoom meeting invites please contact Amanda Seiler at atseiler@comcast.net.

CV WOMEN'S CLUB

The women's club has enjoyed lots of laughter, fellowship and entertainment while meeting on the 3rd Thursday of every month at 7:00pm, online. Past fun included: unwrapping origami-wrapped Christmas gifts, an in-home scavenger hunt, and learning drink mixology and cooking tips! Upcoming programs include: Bingo, Spring gardening and a night sky event. For more information please email CVillageWomensClub@gmail.com or contact Karen Smejkal, President at 832-656-5373. All ladies of our wonderful neighborhood are encouraged to join!



COUNTRY VILLAGE

Want to advertise in this newsletter? Contact Prepared Publications at 281-652-5802 or via email at: info@preparedpublications.com for ad rates.

PRSR STD
US POSTAGE
PAID
HOUSTON, TX
PERMIT #8327


Country Village Resident

I never want to lose a neighbor, but if you decide to sell, I can assist you!

KELLER WILLIAMS MEMORIAL/ENERGY CORRIDOR

TOP PRODUCER



Find Your
Neighbor with
ber

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



SECURITY REPORT

To the residents of Country Village,

Most of us are happy to see 2020 in our rearview mirror, but I am sure 2021 will also have its challenges. However, one unfortunate constant is crime. Many crimes are opportunistic, garage doors left up, equipment left out in the open and cars left unlocked, it only takes a second for a criminal to strike.

Please always be vigilant. If you see something that looks out of the norm, please call the Constable at 281-463-6666 (24 hour dispatch). The Constable can typically respond in 3-5 minutes. When there is a crime in the neighborhood and the Constable is involved we will get a notification. If HPD is called to the scene we will not be provided will any information on the event.

If you are going out town, please set up a vacation watch with the Constable. Please be alert and call...we contract security with the Precinct 5 Constable. Once again 24 hour dispatch 281-463-6666. If you would like to receive crime alerts, please send your request to... Jckennelly1@gmail.com.

Thanks, 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

