

COUNTRY  
VILLAGE



# THE COUNTRY VILLAGE

YOUR  
COMMUNITY  
NEWSLETTER

WINTER 2018

# BRIEF

## From The Board:

### Kirkwood Paving & Drainage Project CIP # N-100029

This project will reconstruct Kirkwood Road from Buffalo Bayou to Westheimer Road in two sub-projects, and add substantial in-line detention underneath the new roadway. The first sub-project goes from Buffalo Bayou to Briar Forest Drive, and construction was originally anticipated to begin in FY2018. However, construction has been delayed to FY 2019. The second sub-project goes from Briar Forest Drive to Westheimer Road, and the construction is anticipated to begin in FY2020. For future updates and a layout of the most recent proposed cross section, visit the City of Houston District G website at [www.houstontx.gov/council/g/kirkwood-paving.html](http://www.houstontx.gov/council/g/kirkwood-paving.html).

### Trash Pickup Details

Trash pickup is on Monday and Thursday. Regular household trash will be collected backdoor. You can place up to four trash cans at the backdoor on any day for pickup. The trashcans must be accessible by VF employees and must not weigh more than 45 pounds. Heavy trash/large item pickup is on Thursday, and these items must be placed at the curb. If you put out something for trash pickup, and it is NOT picked up, then please call VF Waste to schedule a pickup at your home. Landscape debris such as bagged lawn clippings and bundled limbs/branches must be placed at the curb. Branches must be put in bundles and less than 4 feet in length, 18 inches in diameter, and not weighing more than 40 pounds. You can place up to a combination of 6 of these items at the curb. Recycling will be picked up on Wednesdays. Recycling bin size is 18 gallons, and you can place up to 3 recycle bins at the curb for pickup. Glass is not accepted for recycling at this time in the curb side pickup containers. For a list of acceptable recycling items, please visit [www.vfwasteservices.com/Acceptable-Recycling-Items](http://www.vfwasteservices.com/Acceptable-Recycling-Items). Please do not place items at the curb earlier than 6:00pm the day before pickup. Items must be at the curb by 7:00am the day of pickup to ensure they are collected.

## BOARD OF DIRECTORS

<i>Allen Teague</i>	<i>ateague5@gmail.com</i>
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<i>Michael Smith</i>	<i>mjs1307.countryvillage@gmail.com</i>

## IMPORTANT NUMBERS/INFORMATION

**Management Company:** 866-473-2573  
*RealManage, Manager: Bernadette Aham-Neze*  
16000 Barkers Point, Suite 250 Houston, TX 77079

**Constable:** 281-463-6666

**Trash Company:** 713-787-9790

*V.F. Waste Services*  
[www.vfwasteservices.com](http://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](mailto:couvilla@ciramail.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 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 \$200.00. Rental fee is \$100.00.*

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

## 2018 SOCIAL EVENTS

Amanda, Sarah and Corrie are working on this year's neighborhood wide events: Easter Egg Hunt, National Night Out and Cookies with Santa, all of which will be held at the neighborhood clubhouse.

**EASTER EGG HUNT:** Saturday, March 24 at 10:00 a.m. Please bring AHEAD of time 1 dozen filled eggs per child to either one of our homes. The eggs do not have to be filled with candy, they can be filled with other things.

**NATIONAL NIGHT OUT:** Tuesday, October 2, 2018 – 6:00 p.m.

**COOKIES WITH SANTA:** We will post the date and time during the next newsletter.

While Amanda, Sarah and Corrie have enjoyed organizing these events, this year will be their last year in organizing the Easter Egg Hunt and Cookies with Santa. It is imperative that others in the neighborhood, especially young families, step up to plan them as these Events are created for families with children.

If you have any questions, comments or want to help, please do not hesitate to contact:

Corrie Kennelly – [cmkennelly1@comcast.net](mailto:cmkennelly1@comcast.net) or 281-685-9235

Amanda Seiler – [atseiler@comcast.net](mailto:atseiler@comcast.net)

Sarah de Haas – [dehasszoef@sbcglobal.net](mailto:dehasszoef@sbcglobal.net)

## Book Club

The CVWC Book Club will meet Monday, Feb 12th, at Ellen Davison's home at 7:00. The book for February is a mystery "Harm Done" by Ruth Rendell. So come and join the fun! If you have any questions about the Book Club, please contact Sandy Wake at [skwake1@aol.com](mailto:skwake1@aol.com).



## 2017 YEAR END MARKET REPORT

Country Village

Number of Homes Available	8
Pending Sales	0
Number of Homes Sold	32
Highest Sales Price	\$550,000
Lowest Sales Price	\$190,000
Average Sales Price	\$337,111
Average Sales Price per Square Ft.	\$136.25
Average Days on Market	97

We hope you enjoy this year end 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



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Is Our Priority!*

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281.220.1515  
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[www.GGHomeTeam.com](http://www.GGHomeTeam.com)

# COOKIES WITH SANTA A BIG SUCCESS!

Thank you everyone who came out to see Santa and Mrs. Claus on the most beautiful Saturday, December 10th. We hope all the children had a good time as Mrs. Claus read *T'was the Night Before Christmas*. Santa even climbed and played with all the kiddos on the playground. Then finished up the event by reading to them one more time.



**COME AND JOIN US AT OUR COMMUNITY EVENTS,  
MEET YOUR NEIGHBORS AND HAVE FUN!**

## 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. So, before you dig, call 811. More details online at: [www.call811.com](http://www.call811.com).

***If you haven't done so already, please pay your dues as soon as you can.***

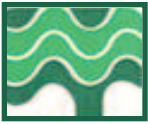
## PLEASE PICK UP AFTER PETS

The HOA Board continues to get complaints about residents walking their dogs and not cleaning up after their pets.



Please make sure that you pick up any waste from your dogs when walking them. This helps keep our community as pristine as possible. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in a neighborhood.

Thank you for your cooperation!



## COUNTRY VILLAGE

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

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### SECURITY UPDATE



To the residents of Country Village, please make sure that you have the Constables' phone number on your cell phones:

**Harris County Precinct 5 - 281-463-6666**

We have a Constable substation on Dairy Ashford, so response times are very fast. Please call them if you feel something is out of the norm.

If you are not receiving "Security email alerts" and would like to receive them, please send a request to [JCKennelly1@gmail.com](mailto:JCKennelly1@gmail.com).

John Kennelly, Security Director

***DEED RESTRICTIONS: Remember to always obtain Architectural Control Committee approval before making any changes to the exterior of your home.***

## Spring Lawn Maintenance

Your lawn creates your home's first impression so it is important to keep it healthy at all times of the year. St. Augustine grass is an aggressive species that spreads rapidly by above-ground growth structures called stolons. If managed properly, St. Augustine grass forms a dense cover that handles light traffic and competes well with most weeds. St. Augustine grass is the most shade tolerant warm-season turfgrass.

Begin a routine mowing program as soon as the grass begins to turn green in the spring. Remove no more than one-third of the leaf area with any one mowing. Frequent mowing at a lower height produces higher quality turfgrass. It is best not to bag grass clippings. Grass clippings decompose quickly and return significant amounts of nutrients to the soil. Begin fertilizing 3 weeks after the grass turns green and when there is little chance of a late frost.

To keep your lawn healthy, water it deeply and consistently. Make sure your sprinkler system is aligned correctly to save you money on your water bill. You should also water in the early morning before the wind comes up. That gives your lawn water for the day and lets the blades of grass dry out which limits fungal growth.

The best form of weed control is a healthy, dense, actively growing lawn. To control crabgrass and other grassy weeds, apply preemergent herbicides (which control weeds before they sprout from the ground) in the spring when soil temperature reaches 65 °F or when the redbud and dogwood trees begin to bloom. Apply postemergent herbicides (which control weeds that have already sprouted) as needed. Apply herbicides only when weeds are present, and when the grass is healthy and actively growing. Weed control is most effective if you apply the herbicide when the weeds are still very small. St. Augustine grass is very sensitive to some herbicides. Read the label carefully before applying any herbicide to ensure that it is the right product for the weeds you have and that you do not damage the turf.