

COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER

SUMMER 2016

BRIEF

Come Join The Fun!

Dear CV Residents:

Erin Preslar Miller and I have volunteered to coordinate social events for the CVWC's 2016-2017 calendar year. Weather permitting, these events will happen. However, we need your help. We need the manpower to make these events successful and fun for all. Please contact either Erin or myself to help in any way possible. We look forward to working with you, and this includes MEN!! Corrie Kennelly and Erin Miller.

cmkennelly1@comcast.net or 281-685-9235
Empreslar@gmail.com or 713-882-0126

2016 CVWC Social Events

Fri – Aug 19 – Pool Pizza Movie Night
Sun – Sept 4 – Pool Pot Luck - 4:00 p.m. Clubhouse
Tue – 10-04 – National Night Out Clubhouse
Fri – 10-14 – Fright Night Teen Movie Night
Mon – 10-31 – Halloween Parade/Party - Clubhouse
Fri – 11-18 – Family Movie Night - Clubhouse
Sat – 12-17 – Holiday Party – 1:00 p.m. Clubhouse

Social Committee:

Erin Preslar Miller
Corrie Kennelly – 281-685-9235/cmkenelly1@comcast.net
Erin Valdez, CVWC President
Sue Beck, HOA Board Liaison

BOARD OF DIRECTORS

President, Justin Kelly jkelly.project@gmail.com
Vice-President, DJ Moberly djmoberly@gmail.com
Treasurer, Allen Teague ateague5@gmail.com
Secretary, Sue Beck sbeck411@gmail.com
Director, Nathan Feldpausch Nathan.feldpausch@gmail.com

IMPORTANT NUMBERS/INFORMATION

Management Company: 281-531-0002
RealManage, Manager: Amber Carr
16000 Barkers Point, Suite 250 Houston, TX 77079

Constable: 281-463-6666

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.

Pool: 713-771-7665
Greater Houston Pool Management

Clubhouse Rentals: 281-531-0002 ext. 1303
Call Amber Carr 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 \$200.00. Rental fee is \$100.00.

Community Website: www.countryvillagehoa.org

COUNTRY VILLAGE 2016 POOL RULES

The following rules are designed for the safety of Country Village, their children and guests. Each homeowner is responsible for complying with the information contained in these rules.

DID YOU KNOW?
WE HAVE NEW POOL
RULES FOR THIS YEAR!



1. Use of the pool and facilities is limited to residents and their guest.
2. All residents and guests will be required to sign in when entering the pool area.
3. Residents may bring four (4) guests per household and are responsible for their guest's behavior.
4. The pool hours shall be established and published by the Country Village Board of Directors and shall be subject to change at the discretion of the Board.
5. Children under the age of 12 must be accompanied by an adult (18 years of age and older). Lifeguards are not responsible for supervision of under aged children.
6. Swimsuits required (e.g. no cut-offs are allowed).
7. No persons with open cuts or sores allowed in the pool.
8. Only children 5 years and under are allowed in the wading pool; parents are responsible for supervision of their children in the wading pool. Children not potty trained must wear a swim diaper.
9. Lifeguards have full and final authority to maintain order, discipline, restrict and evict any individual not complying with the rules.
10. No glass containers of any kind are permitted within the pool enclosure.
11. No pets or skateboards in the pool area.
12. No smoking within 25' of the pool entrance.
13. No loud, abusive or vulgar language.
14. No running, pushing, shoving, or horseplay on the pool deck.
15. Floating devices and/or non-inflatable balls may be used at the pool, but may be prohibited at the discretion of the lifeguards; discretion will be based on their good and sound judgment on the conditions of the pool at that time. Floating devices are not permitted in the diving area.
16. Diving is not permitted anywhere at the pool, other than in the designated deep end.
17. Only one person on the diving board at all times. Swimmers should wait until the person diving is at the side of the pool before the next person dives. Swimmers should dive straight off the diving board, not to the side.
18. Any parties, whether during regular hours or held during off hours, must be coordinated through our property manager and the pool management company. Depending on the number of party attendees, additional lifeguards may be required at the party organizer's expense.
19. The pool and surrounding pool area will be closed during inclement weather. All users are responsible for their own safety in the pool and pool area during hazardous weather conditions. Country Village will not be held liable for failing to warn users of hazardous weather conditions or the need to vacate the pool area.
20. Clean up. All trash (uneaten food, cans, wrappers, etc.) must be placed in the trash cans prior to leaving.

2016 MID YEAR MARKET REPORT

For Country Village From January 1st to June 31st 2016

Number of Homes Available	9
Pending Sales	9
Number of Homes Sold	18
Highest Sales Price	\$463,500
Lowest Sales Price	\$180,000
Average Sale Price	\$328,999
Average Sale Price per Square Ft.	\$134.45
Average Days on Market	45

We work and play in the neighborhood and make it a priority to know the local market. Give us a call or send us an email if you have a real estate related question or when you are ready to sell. We always use a professional photographer to take exceptional photos of your property and give superior staging tips that will make your home stand out.



**THALIA & JOSH
GUDERYON**
281.220.1515

info@GGHomeTeam.com
www.GGHomeTeam.com

**Better
Homes**
and Gardens
REAL ESTATE

**GARY
GREENE**

WOMEN'S CLUB ANNUAL CHAMPAGNE SOCIAL



"True friends are like diamonds – bright, beautiful, valuable, and always in style."

Please Join Us For The Country Village Women's Club Annual Champagne Social

The Champagne Social will be Thursday, August 25, 2016 at the home of Linda McSwain 11931 Summerdale St. at 7:00pm. There will be wine, games, and great conversation.

We would like to invite all women in our neighborhood to join the Country Village Women's Club! It is a great way to get to know your neighbors and relax with a glass of wine!

- Monthly meetings are held the 3rd Thursday of every month.
- We have a very up-to-date website to keep everyone informed about the neighborhood and women's club. Please check it for updates and past events: www.countryvillagewomensclub.com.
- As a bonus, bring a new neighbor for the Champagne social and you and the new member will get \$10 off of your dues (regular \$40) that day!
- In addition to taking checks and cash, we are now also able to accept dues electronically with cash app. If you do not have the app already and wish to get it, please go to <http://cash.me/app/PVNWJMJR>. If you wish to pay with the app ahead of time, please send your dues to #cvwc. We will also have instructions available on the website.

COUNTRY VILLAGE BOOK CLUB

The Country Village Book Club meets the 2nd Monday night of the month at 7:00 at various members homes. It is a really avid group of readers and there is always a lively discussion of the current book, and wonderful food, wine, and fun! There is a committee that chooses great books to read and everyone takes turns providing refreshments for the evening.



The book for July was *"The Goldfinch"* by Donna Tartt and was a very, very interesting read!

The book for August will be *"Beautiful Ruins"* by Jess Walter, and the meeting will be held at Pat Maloy's home on August 8th.

The September book will be *"Driftless"* by David Rhodes.

If you are interested in attending the monthly meetings, please contact Sandy Wake at skwake1@aol.com.

PICKING UP AFTER PETS

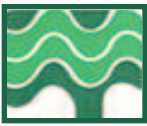
The HOA Board continues to get complaints about residents walking their dogs and not cleaning up after their pets. Please make sure that you pick up any waste from your dogs when walking them. This helps keep our community as pristine as possible.

WADE BEYER REALTOR®



Mobile 281-310-1376
wade@inner-loop-living.com
www.wadesellsouthern.com





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



I know the true value of homes in our neighborhood.

I am not just a REALTOR, but also your neighbor!

For a **FREE** no-obligation comparative market analysis, please contact me so we can discuss your home's value with strong marketing strategies.

*Honesty, Integrity, Trust, Dependability,
Neighborhood Expertise*

Nikita Khambe
REALTOR
281.826.9923
nikita.khambe@cbunited.com



Coldwell Banker United, REALTORS
14201 Memorial Dr Houston 77079



© 2014 Coldwell Banker United, REALTORS®. All Rights Reserved. Coldwell Banker United, REALTORS® fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC.

EASY AS 1-2-3!



SELL US YOUR CAR!®

 TEXASDIRECTAUTO.COM