

COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER
SPRING 2024

BRIEF

From The Board

Country Village Green Space Revitalization Project Construction

Construction Continues! In January, we started to refinish the back two tennis courts. Fencing and lights went up the second week in April. The new tennis courts should be finished by the end of the month, weather permitting. The Pavilion is being constructed offsite. Demolition of the front two tennis courts and installation of the Pavilion is estimated to begin late April. The tennis courts and closely surrounding areas will continue to be closed and blocked off until the Pavilion installation is complete. In the next month there will also be more areas closed off for flat work and fencing, please keep an eye out for signage and avoid these areas for your safety. We will keep the community abreast as construction continues, should there be any further disruptions to our community area. At this time, the park, pool, and clubhouse remain open as usual.

Villager Piranhas Swim Team

As the weather starts to warm up it becomes time for all our little fish to dust off their swim fins. Registration for the Villager Piranhas Swim Team is going on now through May 31st. The Piranhas practice at the Country Village Pool in the evenings during the month of May and in the mornings during June. For more information on the Villager Piranhas and Briar Forest Swim League, please visit www.villagerpiranhas.swimtopia.com.

*Parent Bonus – swim team is a great opportunity to meet your neighbors and little swimmers are ready for dinner and bed after practice.

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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

Villager Piranhas Swim Team continued

Please note, the one lane is open for Country Village residents to swim laps during swim team practice times. Country Village also has a special amenities agreement with neighboring Heathlake Subdivision for use of their pool and tennis courts. For more information, please visit <http://www.countryvillagehoa.org/pool.html>.

Reminder from the Architectural Control Committee (ACC)

With Spring in the air, leaves on the trees, and flowers in bloom, many of us are feeling inspired to spruce up our homes. 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.

Annual Assessment Reminder 2023 Annual Assessment

If you have an outstanding balance on the 2023 Annual Assessment and have not made payment arrangements with Graham, our management company, your account was turned over to our attorneys at the beginning of April.

2024 Annual Assessment

The new 2024 Annual Assessment statement was sent via mail in early December. At this time the Annual Assessment will be visible from the dashboard on the Graham portal.

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Don't Miss Out on a Swimmably Good Time This Summer!!

There's still time to register!

Visit: www.villagerpiranhas.com TODAY!

Register before May 1st & receive a FREE Piranhas Yard Sign AND a Piranhas Swim Cap customized with your swimmer's name!!

Hot Spots Around The Energy Corridor !

George's Pastaria – Family owned Italian restaurant, you must try their Chicken Leak Soup!

Mr. C's Irish Bar – Small neighborhood bar with drink specials all week along!

Naam Khao – Hands down the best Thai food in Houston, you must try their Steamed Dumplings!

Venezia Nail Spa – Friendly and fast nail salon with dozens of color choices and different services offered!

Seiwa Market – Small Japanese grocery store with a fresh food café where you can get authentic Japanese meals and sushi togo!

First Tee Pub – Always serving up drink and food specials. A great place to go for Bingo and Trivia nights!

Matsu Sushi – Small Japanese restaurant with the best Lunch and Happy Hour Prices! And they always have FRESH sushi.

Thalia and Josh Guderyon

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COMPASS

- If you did not pay your 2024 Assessment as of January 31, 2024, your account is officially delinquent and will start gaining 10% interest. You received a notice in February.
- A final delinquency was sent March. This comes 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 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.

Please note, if you elected to pay \$600 over a 3-year period, you should have made your first payment at this point and spoken with Graham to ensure your payment plan is appropriately set up.

If you have any questions at all, please do not hesitate to contact Graham Management.

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

Book Club

Country Village Book Club meets every 2nd Monday of the month at 6:30pm. We meet in one of our members' homes and each of us will either bring wine, appetizer, or dessert to share. We always welcome new members and for any ladies to come try us out. It is a great group of women, and we are very blessed to not just call them our neighbors but more importantly to call us friends.

Some of our reads over the last several months have been Trust by Hernan Diaz and The Measure by Nikki Erlick. All the books made for some very interesting discussions.



Monday, May 13th - Pudd'nhead Wilson, by Mark Twain

Monday, June 10th - The Fury by Alex Michaelides

If you are interested in attending a meeting, please contact Amanda Seiler – atseiler@comcast.net or 713-854-5529.

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

SECURITY

To the residents of Country Village:

Spring has Sprung!! This is the time of year when people are getting active outside, please be mindful when out and about in the neighborhood. When driving, be on the lookout for pedestrians. Also, 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 the other programs that they offer.

Lastly, be aware of your surroundings, if you see something, say something. Although the crime in the neighborhood seems to be fairly low recently, it doesn't mean that criminals aren't looking for an opportunity. 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.

If you have any questions regarding security issues in our neighborhood, feel free to reach out to me at btboelsche@gmail.com.

Brian Boelsche

Country Village Women's Club News

Our 2023-24 season will be wrapping up with the Spring Event in May. It's been a fun filled season with lots of laughter, wine, and interesting programs, including: learning about wine, home maintenance, healthy stretching, making spring rolls, costume contests, and a post-holiday white elephant gift exchange.

A big thank you to all of our women's club members who put in the effort to make our club run! If you haven't joined us yet or have been absent for a while, we'll kick off the next season in August with our annual Champagne Social. Look for details in the next newsletter, or email CVillageWomensClub@gmail.com to be added to our distribution list.



YARD OF THE MONTH

Yard Of the Month winners for Half of March and part of April are Chris Schaefer and Coleen Webb at 11930 Riverview Dr.



HVAC TIPS

The heat is coming all too soon! Here's what to watch out for and when to call in the professionals:

Unusual Noises

Modern, efficient heating and cooling systems should run almost silently. When you hear whistling, rattling, squealing, or knocking during operation, there's likely a problem.

Nasty Odors

If there is an unpleasant odor emitted, something is wrong. Your first step should be a filter replacement, but if the smell persists you likely have mold growing, a damaged air duct, or a clogged drainpipe.

Improper Airflow

Clogs, blockages, and leaks can all lead to decreased airflow in your heating and cooling systems, causing them to run less efficiently and shortening their lifespan.

Rising Energy Bills

Unless you're experiencing a big swing in temperatures, increased energy usage means your unit is having to work harder to maintain your desired temperature.

SPRING GARAGE SALE:

Hope everyone had a successful Spring Garage Sale. We caught up with some Summerdale neighbors enjoying the wonderful weather and catching up with each other. Next Garage Sale will be in the Fall.



Right to left: Michele Miller, Clay Caro, Joshua Costea, Michael Arellano, Jackie Tharao and Kim Arellano.

In Memorial



Diane Pottorf
09/18/1940 - 04/16/2024

With a sad heart, we wanted to let you know of the passing of a long-time resident, Diane Pottorf. Bill and Diane are original owners in Country Village.

Diane is survived by her husband Bill and two children, Trevor and Shelly. At Diane's request there will be no services. Instead she asked that you take a friend to lunch or buy somebody an unexpected gift.

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.

STAY INFORMED ON COMMUNITY EVENTS:

Country Village has several ways for residents to stay up-to-date on important issues and events going on in the neighborhood including the "Not Official" Facebook Page as well as the quarterly newsletter.

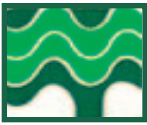
Additionally, the Board also uses e-Blasts. e-Blasts will send you an email on Security Issues you may need to be aware of and social events which are being organized. If you are interested in receiving e-Blasts, or need to update your e-Blast e-mail address, please go to our management company's website: Graham Management, Inc. at grahammanagementhouston.com. Go to Links at the top and then click on Resident Portal and sign in to your account (or register). Go to Account Info and click on Profile. Click on Communication and you will see a section for Email Notification Preferences. Make sure that the Broadcast Email button is green.



Spring is Lawn & Garden Season

- Mow lawn to help eliminate weeds. Keep weeds cut back to prevent flowering and re-seeding. Fill bare patches with sod. Apply lawn food after three mowings. At this time the grass will be actively growing and it is a good time to apply lawn fertilizer.
- Prune or plant roses. Now is the time to begin applying rose food on a monthly basis.
- Plant spring flowers and herbs. Plant now and get established before heat sets in. Good herbs to plant include basil, dill, chives, cilantro, fennel, oregano, mint and parsley.
- Plant fruit trees, shade trees, and ornamental trees. Be sure to apply mulch around the root zone to keep moist and avoid weeds. Make sure trees are watered regularly during first few years of growth, while tree is getting established. Add mycorrhizae to planting hole to also aid establishment of the tree. Use Super Thrive or Root Stimulator every few weeks for the first three months after planting.
- Plant shrubs such as roses and azaleas.
- Feed Hibiscus, Bougainvillea, Plumeria. This will help plants to put out new lush growth and plenty of blooms.
- Prune trees and shrubs while dormant. Prune spring-flowering shrubs such as azaleas, spireas, and redbuds after they've bloomed. Feed with Nutri Star or Micro-life, once after they bloom and then again in June.
- Apply dormant oil to smother insects before they become a problem. Apply to hollies, magnolias, and camellias for scale. Release Lady Bugs to control insects like aphids and whitefly.
- Move houseplants outside into shade and repot if necessary.
- Plant color annuals such as marigolds, fuchsias, petunias, osteospermum, perilla, bachelor buttons, coleus, forget-me-nots, dusty millers, annual phlox, geraniums, impatiens, begonias and more!
- Plant Sun Perennials Shasta daisy, rudbeckia, gaillardia, verbena, coreopsis, lantana, perennial salvias, bee balm, porterweed, mist flower, jatropha, and skullcap.
- Plant colorful Shade Perennials like firespike, shrimp plant, Persian shield, leopard plant, cat whiskers, ruellias, turk's cap, sweet potato vine, creeping jenny, and many more!
- Spread a fresh layer of mulch around trees, shrubs, and beds to protect roots, retain moisture, and prevent weeds.
- Clean birdbaths and feeders. Keep feeders full!!! Birds are hungry.
- Put out hummingbird feeders. To keep birds at your feeder, maintain a fresh nectar supply, and empty and wash the feeder each time you refill. Hummingbirds remember where they find a reliable food source –so if your yard is one of them, they'll often return year after year. Make sure to use a mix of 1 part sugar with 4 parts water and never add dye. Extra sugar water can be stored in the refrigerator.





COUNTRY VILLAGE

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2024 SOCIAL EVENTS UPDATE

Save the dates for our 2024 events!!

NATIONAL LEMONADE DAY: TBD, pending construction status at clubhouse. If a change occurs, we will update the CV Facebook page and send out emails.

FOURTH OF JULY PARADE: Thursday, July 4 at 10:00am. 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 20 from 3-5pm. Come for spooky treats, haunted fun, and a costume contest.

COOKIES WITH SANTA: Sunday, December 1 from 3-4:30pm. Time to enjoy everyone's favorite snack, COOKIES! And enjoy them with the big guy himself, Santa! There will be music, crafts, cookies, photos and tons of fun.

We have big, exciting plans for 2024! 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!

Also, we are looking for additional members to join the Social Committee. We meet a few times throughout the year to discuss events and to set up/take down each event. The more, the merrier!

Please contact us if you have any questions:
cvillagesocialevents@gmail.com

Thank you,
Rena Low

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!