



COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER

FALL 2014

BRIEF

President's Corner:

**Welcome to Fall and cooler weather!
National Night Out appears to have been a
great success.**

My family was invited to two streets activities and we met numerous neighbors, constables, and neighborhood service reps. If you were unable to make it this year, I strongly encourage you to either attend or volunteer to host one on your street next year. It gives everyone the opportunity to talk, learn of issues, and brainstorm solutions.

Changing gears, preparation for the annual meeting has already begun. If there are suggestions or changes you'd like to suggest beforehand, I'd recommend you forward your thoughts via our website (www.cvhouston.com) under the "Contact Us" link after logging in. We are constantly looking at improving the neighborhood and reviewing all service providers, their contracts, and new ways to solve problems.

Lastly, as a reminder, when planning projects on your house that fall under deed restrictions (driveway, fence, exterior paint, mailbox changes, front doors); please submit an Architecture Control Committee request. You can find it on our website under Documents for Downloading, once you've logged in. Thanks!

Chance Dailey
Board President

BOARD OF DIRECTORS

President, Chance Dailey Chance.Dailey@gmail.com
Vice-President, John Kennelly Jkennelly@enjet.com
Treasurer, Allen Teague ateague5@gmail.com
Secretary, Sue Beck sbeck411@gmail.com
Director, Gerald Vertucci Gvertucci@tellepsen.com

IMPORTANT NUMBERS

Management Company: 866-473-2573

RealManage
2000 S. Dairy Ashford, Ste. 120
Houston, TX 77077
Manager: Gina Keller

Constable: 281-463-6666

Trash Company: 713-787-9790

V.F. Waste Services
www.vfwasteservices.com
Pick up days are: Monday and Thursday
Recycle day is: Wednesday
Recycle bins are \$9.00 paid to V.F. Trash Services. If you need a recycle bin please contact V.F. directly.

Pool: 713-416-5161
Texas Aquatic Enterprises

Clubhouse Rentals: 281-531-0002 ext. 113
Call Gina Keller to inquire about availability and request a form or via email to: COUVILLA@ciemail.com. Forms are also available on either our website www.cvhouston.com or RealManage's portal at www.realmanage.com. Deposit is \$200.00. Rental fee is \$100.00.

COUNTRY VILLAGE WOMEN'S CLUB

It has been proven that women who have friends live a lot longer than those who don't...and this club is all about making sure we live a long time. The CVWC is a fun and crazy group of women who live or have lived in the Country Village subdivision in far west Houston.

Boredom is not an option – we continually come up with new and different ways to enjoy our lives and share our passions through interactive discussions, speakers, games, and anything else that will keep us moving. Monthly meetings are held from August through May in members' homes with wine provided by the club (we do have our priorities). Membership provides an opportunity for CV women to meet and mingle among their neighbors, participate in monthly program activities, support the Country Village community, and contribute to local charities.

You'll find lots of information about CVWC on our website: <http://countryvillagewomensclub.com>. And for more information on joining or getting involved, please contact Amelie Dufournet at amelie.dufournet@gmail.com.

Meet Your 2014-15 Board

President – Amelie Dufournet
Vice president – Anna Heinzelman
Treasurer – Cheryl Coppock and Janette Smith
Secretary – Linda McSwain
Historian – Janette Smith
Programs – Sheri Shailer, Patty Griffin, Sarah de Haas
Door prizes – Linda Morgan

Meet Your 2014-15 Committee Chairs

Book Club – Sharon Cameron
Door Prizes – Linda Morgan
Care and Share – Nancy McIntyre and Leziie Anastas
Gourmet – Jan Peterson and Catherine Marchand
Website – Linda McSwain
Welcome – Joan Hewlett and Delane Derr

2014-15 Upcoming Programs

November – Yoga for the Health of Mind and Body
December – CVWC Holiday Party
January – Healing through Hypnosis
February – Line Dancing for Fun and Exercise
March – Egg Painting for Easter
April – Bingo for Prizes
May – Spring Finale Event



NEIGHBORHOOD NOTEABLES:

Security Tip

As the days get shorter please protect your homes by keeping an outside light on at night. Consider using lights/fixtures that are light sensitive and automatically come on when it starts to get dark.



Save The Date!

Country Village Annual Meeting
January 12, 2015

Location and time to be announced later.

Trash and Waste Pickup

The regular days for trash pickup in Country Village are Monday and Thursdays. We have contracted with VF Waste and have door to door service. Please see the criteria below for additional waste/trash that is not put into a trash can.

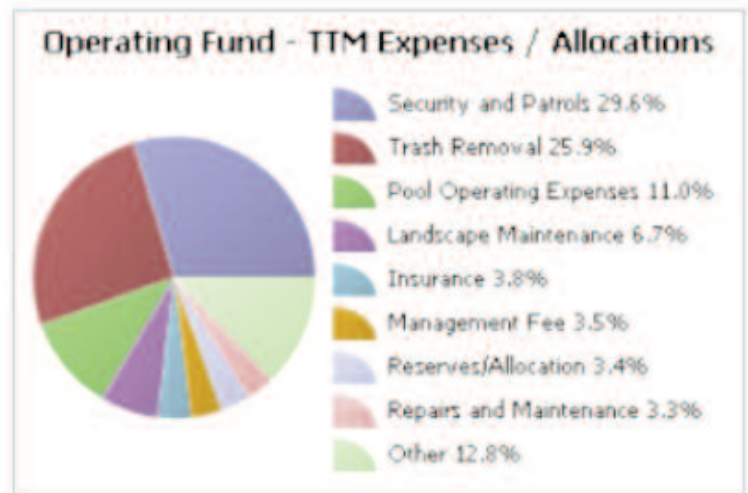
Additional waste will be picked up provided it meets the following requirements:

- Waste must be properly "bagged, boxed or bundled" so that a worker can lift them.
- The weight must not exceed 65 lbs. per bag, box or bundle.
- Place items 3 feet from your container so our workers can collect them.
- The dimensions cannot exceed 2 feet by 2 feet by 3 feet.

If disposing of large items such as appliances or furniture, call us at 713-787-9790 so we can dispatch the appropriate vehicle to your location.

TREASURER'S NOTE

The good news is that year-to-date we have collected approximately 96% of all 2014 annual dues. The bad news is it's not at 100% which is what we strive for (roughly 22 homes for about \$18K is still due). Expenses have remained consistent over the last two years as Security, Trash Removal and the Pool continue to make up a majority of expenses. Fortunately we have had no surprises with exception of some small unforeseen expense items associated with pool repair. This has allowed the Board to allocate operating cash to our reserve account which, by year end, we estimate will be at approximately \$225K. We're getting stronger and will be in much better position to plan for repair/replace necessary communal items when things happen.



DEED RESTRICTIONS/VIOLATIONS – CALL TO VOTE

We live in a fast pace and changing market as we have seen an increase in property values and home sales in Country Village. As a result, we've seen an increase in homes going through a myriad of changes from small "face lifts" to full internal and external renovations. The Board and our homeowners are starting to witness a number of deed violations and have had several residents seeking remedy. The Board has a responsibility and an obligation to develop a better process of monitoring and enforcing the deed restrictions from the way they're currently outlined. We feel that once we complete the task of preparing new amendments, sharing them with our community, seeking approval of proposed amended changes to DCCR's/deed restrictions that we'll start to see less violations and have the ability to enforce violation issues more timely and with greater impact.

Unfortunately, the current covenants restrict the Board from fully enforcing deed restriction violations, which has frustrated many residents, and can ultimately lead to negatively impacting home values. Therefore, at this year's CV Annual Meeting the Board intends to introduce a set of amendments to our community that will allow the Board to better enforce deed restriction violations going forward. We need the help and support of our homeowners to review these amendments, ask questions, seek clarification and ultimately vote to support the changes. The desired goal is to preserve our community and homeowner values and drive accountability for residents to remedy any violations sooner rather than later.

Proposed amendments will be available on the CV website for review as well and will also be mailed to each homeowner in advance of the annual meeting to allow ample time for review. Please feel free to submit any questions to Board members directly or through the CV website.

Kind regards,
Allen Teague - CV Treasurer

Is Your Pet Ready For The Holidays?
We Are!

- 🐾 In-Your-Home "TLC"
- 🐾 Dog walking/Cat sitting
- 🐾 19 years experience
- 🐾 Country Village Resident

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COUNTRY VILLAGE

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