



COUNTRY  
VILLAGE



# THE COUNTRY VILLAGE

YOUR  
COMMUNITY  
NEWSLETTER

FALL 2020

# BRIEF

## From The Board:

**Trash & Recycling Services:** We recently evaluated our trash and recycling services to ensure we were getting the best pricing and quality service. After obtaining multiple bids, we decided to continue with our current vendor, VF Waste Services. Our renegotiated pricing includes a cost saving per household effective September 1, 2020. Yet, we are maintaining our current service level with trash pickup twice a week and recycling pickup once a week.

Trash service remains on Monday and Thursday. Recycling service remains on Wednesday. The only immediate change is bagged landscape cuttings and leaves no longer need to be left on the curb. Instead, they will be picked up with regular household trash, which is currently contracted as a maximum of 6 bags not exceeding 40 pounds per pickup. Please advise your landscape contractor of this change.

Tree trimmings and branches will continue to be collected at the curb - cut in length not to exceed four (4) feet, securely tied in bundles and not weighing more than forty (40) pounds. Our recycling scope is unchanged, they are not accepting glass. We do have a commitment from VF Waste Services to reevaluate this exclusion in 2021.

**Financial Activities:** The Board has approved the 2021 budget and the annual assessment will remain at \$790. The 2021 budget and the 2020 year-end results will be reviewed at the next annual meeting. A few areas of changes in the budget are landscaping, tree maintenance, constable patrol, waste management, and management fees. We are working to improve our community while not increasing annual dues. In fact, the amount budgeted towards the reserve fund will be increasing by \$3,000 in 2021, which helps to reduce future costs to homeowners on an annualized basis. Lastly, we are still in process with filing for the 501 4c which will be a huge cost saving for 2022. Annual dues courtesy notices will be sent out in the last quarter so let's all do our part in paying those dues by the due date of January 1, 2021.  
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## 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](http://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](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.*

**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 \$150.00. Rental fee is \$150.00.*

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

## Board Update (continued)

**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. Sign up through your RealManage Resident Portal (Account Information tab, email contact information screen).

**Political Yard Signs:** Political signs for the November 3rd election should be removed by November 14th. (In compliance with Texas Property Code, Section 202.009(a) and our deed restrictions (Article 15).)

**Park Area Behind the Tennis Courts:** Country Village is fortunate to have a large green space behind the tennis courts, allowing for very flexible use by all of us. Residents have used it for community gardening, strolling, playing games, playing with their dogs off leash, and more. We've become aware that there is confusion about the leash rules in this area. The dog rules are posted on the outside of the tennis court fence: a leash in the green space is not required, but dogs are required to be under their handler's control at all times (within sight and under voice command). For this community to continue to successfully use this space in such a flexible manner, we each need to be considerate and respectful, and generous in sharing this space with each other. For example, if you have a dog with you, please check for any other residents in the park area and make sure they are comfortable with your dog being off leash before letting your dog off leash. Alternatively, if you're hanging out in the park area, be aware that some residents come to the park area to play with their dog(s) off leash, be mindful and forgiving. Please remember we are all members of this Association and residents of this neighborhood. Let's always strive to be neighborly.

**Kirkwood Lift Station Diversion and Abandonment update:** The Contractor is continuing the construction progressing down Carriage Hill towards Kirkwood. They will eventually cross Kirkwood and demolish the existing sanitary sewer lift station on the east side of Kirkwood.

**Kirkwood Paving and Drainage Project update:** The Contractor has continued the construction of Phase 1 of the project from Lakeside Place Drive north to the bayou. 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](mailto:buildforward@houstontx.gov).

**Buffalo Bayou Flood Study update:** The U.S. Army Corps of Engineers, along with the Harris County Flood Control District, has released an Interim Feasibility Report for the Buffalo Bayou and Tributaries Resiliency Study. This report is now available for review. The study is evaluating the feasibility of reducing flood risks along Buffalo Bayou and its tributaries, both upstream and downstream of Addicks and Barker dams. It also includes a Dam Safety Modification Evaluation on Addicks and Barker dams. More information can be obtained at: <https://www.swg.usace.army.mil/Missions/Projects/BBTRS/>.

### Holiday Coconut Candy

1 stick butter	2 cup chopped pecans
1 box powdered sugar	1 large pkg. chocolate chips
1 can Eagle Brand milk	3/4 stick paraffin
2 (7 oz) cans coconut	

Melt butter. Add sugar, milk, coconut, and pecans. Roll into balls and refrigerate until firm. Melt paraffin and chocolate chips together. With toothpick, dip candy balls into melted chocolate/paraffin mixture and place on waxed paper. Twist out toothpicks and cover holes with chocolate.

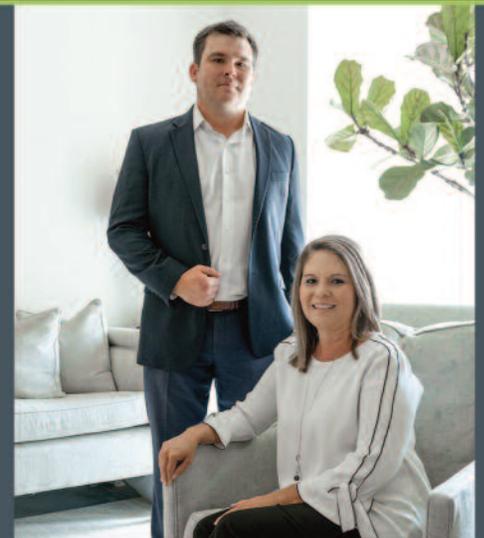
*Delicious!*

*Holiday delights from our homes to yours!*

281.220.1515

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## Book Club News

We finally had an in-person meeting as we safely sat outside at Jori's house. It's hard to believe it's been 8 months since we've actually been together. Zoom calls are great, but nothing beats getting to actually see each other. We discussed future reads – everyone came with their recommendations, as there are a lot of good books out right now. We had a hard time choosing books for the next two months and not for 6 months. Some of our choices were fairly new and not out in paperback just yet, but you'll see them listed below.

**November 9th: Carol Pehlman, Hostess – Outside at her house. Sue Beck, Discussion Leader** (Sue said this is a stand-alone story and that you don't need to have read *The Tattooist of Auschwitz* first.). **Cilkas Journey**, by Heather Morris - In this follow-up to *The Tattooist of Auschwitz*, the author tells the story, based on a true one, of a woman who survives Auschwitz, only to find herself locked away again.

**December 7th (Moving it the 1st Monday for December only): Amanda Seiler will be the Hostess.** Hopeful of hosting a Movie Night outside. A suggestion was made to find an old Alfred Hitchcock movie?

**January 11th: Sue Beck, Hostess. Judy Vance, Discussion Leader - The Last Castle: The Epic Story of Love, Loss, and American Royalty in the Nation's Largest Home by Denise Kiernan.** The fascinating true story behind the magnificent Gilded Age mansion Biltmore—the largest, grandest residence ever built in the United States.

Other books that were suggested: *The Dutch House* by Ann Patchett, *Silent Patient* by Alex Michaelides, *Prayers for Sale* by Sandra Dallas, *The Vanishing Half* by Brit Bennett, *Giver of Stars* by JoJo Moyes, *Pachinko* by Min Jin Lee and *The Bonesetter's Daughter* by Amy Tan.

For additional information on Book Club please contact Sandy Wake or Amanda Seiler at [skwake1@aol.com](mailto:skwake1@aol.com) or [atseiler@comcast.net](mailto:atseiler@comcast.net).

## SOCIAL COMMITTEE UPDATE

Our annual End of Summer Bash looked a bit different this year. Despite not being able to gather at the pool like in years past, we celebrated with Luchi and Joey's taco truck at the clubhouse parking lot. We hope everyone was able to get their taco and margarita fix! The Social Committee treated everyone to \$10 off their order, and we hope to be able to do another fun treat for the neighborhood before the year is over.

We tweaked our plans for the Halloween party and put together a neighborhood scavenger hunt on Halloween! Thank you to everyone who decorated their homes, contributed goodie bags, provided a table in their yards, and helped us get everything distributed before the event. The kids (and adults!) were able to dress in their costumes, get hyped up on candy and treats, and see all the spooky sights in everyone's yards. We know that everyone has different comfort levels during this unprecedented time, and we are so thankful that we all came together to hopefully create an event for all to enjoy.

As 2020 comes to a close, we are not sure what our Cookies with Santa event will look like at this time. We are keeping an eye on CDC guidelines and will plan something for the holiday season! Please keep an eye out for our emails and posts on social media as plans to begin to form. As always, if you have any ideas or suggestions, please reach out.

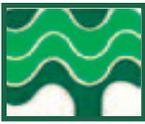
Thank you!  
Brittany Milward and Laura Payne, Social Committee Chairs  
[cvillagesocialevents@gmail.com](mailto:cvillagesocialevents@gmail.com)

## OCTOBER YARD OF THE MONTH CONGRATULATIONS!

Yard of the Month for October goes to Sarah Edwards, Matt Corbett and Cooper Of Warwickshire Court.

Thank you for helping beautify our neighborhood. Thank you to Marilyn Ardent for supporting CVWC YOTM.





## 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.

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**Just like Houston temperatures,  
the house market is hot!**

*I did a lot of transactions in June and July and not slowing down! I'm a resident and would love to help!*

**ASK ME ABOUT MY 14 TRANSACTIONS  
IN THE LAST 8 WEEKS!!**

I was recently honored as a "Fantastic Four" realtor. Let me put my award-winning service to work for you!

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

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KELLERWILLIAMS

## Country Village Cares Committee



Thank you goes to our CV HOA for approving the purchase of an ADA ramp for our playground. Special thanks to our friends and neighbors for installing it: Corrie Kennelly, Wenni Guo, John Shindler, Ben Smith, Jack Isbell, John Kennelly, Dean Barnes, Tom Seiler and Amanda Seiler.

## 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.

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