

COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER

WINTER 2023

BRIEF

From The Board

Board

The Monthly meetings of the Board of Directors has been changed to the 3rd Tuesday of the month at 7:00 pm. Please join the meeting via the link on the agenda or in person at the clubhouse.

Annual Meeting

Mark your calendar, the Annual Meeting will be held on February 16th. The location of the meeting will be designated in the Annual Meeting Notice scheduled to be mailed on January 26th. The Annual Meeting will include a presentation of the Community budget and financial reports. The Annual Meeting will include the election of three Board of Directors since those terms are expiring. Nominates who are interested in serving will be included in the Annual Meeting notice. While the deadline for Board of Director nominations has passed, nominations will be accepted from the floor at the Annual Meeting.

Community Center Improvements

The Board of Directors has retained the landscape architecture firm - M2L Associates to assist with the planning of the Community Center Improvements. The program is based on the input received from Community Center committee. Among the improvements being investigated are a new outdoor event pavilion, more playfields, walking paths with exercise and new tennis courts with pickleball options, volleyball court or soccer/t-ball field.

We will have more information including a presentation of the designs by M2L Associates at the Annual Meeting for discussion, suggestions, and questions. Concept illustrations on following page.

(continued on next page)

BOARD OF DIRECTORS

President - Dean Barnes
Vice President - Anna Heinzelmann
Secretary - Kristofer Low
Director - Scott Sevigny
Treasurer - Amanda Hellman

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: (281) 579-0761
Crest Management Company, Community Manager – Blanca G,
(blancag@Crest-Management.com)
17171 Park Row, Suite 310, Houston, Tx. 77084

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
Crest Management and they will have VF Waste drop a bin off at
your home.

Clubhouse Rentals: (281) 579-0761
The clubhouse is available to any resident (up to date on dues) to
use for private parties and includes use of the pool and parking lot
areas.

For reservations contact Crest, 281-579-0761, login to your
homeowner portal at www.crestmanagement.com and check the
calendar for availability, days with reservations will have a blue dot
within them. If your desired date is available email
jacquelync@crest-management.com for an application.

A \$150.00 deposit is required. Rental fee is \$150.00.

Community Website: www.countryvillagehoa.org

Board Update (continued)



MASTER PLAN CONCEPT 'B'



MASTER PLAN CONSENSUS CONCEPT 'A'



2022 Year End Market Report

03

Number of homes available

03

Pending Sales

37

Homes Sold

33

Avg. Days on Market

\$678K

Highest Sales Price

\$432K+

Avg. Sales Price

\$168.⁴⁸

Avg. Sales Price Per Sq.Ft.

\$220K

Lowest Sales Price

*All Statistics taken from 2022 year end market report – Country Village



Thalia and Josh Guderyon

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COMPASS

Board Update (continued)

Swim Team Activities: The The Villager Piranhas swim team is gearing up for its 2023 season. We want to thank the community for all its support in the past years. A special thank you to Ben Smith for making our new lane rope reel and Michael Moberly for the amazing photographs of the team. Our team has been around since the 70s and we are looking forward to many more seasons. Swim team is a great way to become strong swimmers, leading to increased safety around water. It also teaches children about being in a team and leadership.

If you have children up to 18 who are interested in joining, registration will open on April 1st and practice will begin on May 1st at the CV Pool. Please see our website for more information www.villagerpiranhas.com

Pool: The Country Village Pool renovations (replastering) began on January 16th. This will possibly be loud at times while the contractor is removing the existing plaster. There will also be limited parking available in the parking lot due to a dumpster. The pool including the kiddie pool will be closed during this time. The demo process should only take approximately one week. In the following weeks, they will be installing new plaster, tile and 5 tiled lane lines courtesy of the Villager Piranhas swim team. We expect the work to be completed by the end of February. The pool should tentatively be back to normal operating condition by March 1st.



While the work is in progress CV residents can also swim throughout the year at the Heathlake pool through our joint use agreement. For more information on the Joint Use Agreement or to obtain a key card to Heathlake check their website: <https://heathlake.org>. If you have any questions, please visit the Crest Portal or contact our property manager at blancag@crest-management.com

Architectural Control Committee: Remember to always obtain ACC approval before making changes to the exterior of your home, including any exterior painting, roofing, fence, or driveway replacement. The instructions and Exterior Modification Request application can be found on the Crest web site noted above. We currently have four committee members and would like to add additional member. If you are interested, please contact any Director for assistance.

Deed Restrictions: Please remember we are a Deed Restricted community. The restrictions are posted on our web site.

Trash & Recycling Services: Trash service is Monday and Thursday. Recycling service is Wednesday.

“Backdoor” trash pickup is provided for standard residential trash and grass clippings, which means trash can(s) or bags can be placed near the back or gate but outside of any fenced area. A maximum of 6 bags not exceeding 40 pounds per bag per pickup.

Tree trimmings and branches, cut in length not to exceed four (4) feet, securely tied in bundles weighting less than 40 pounds, heavy trash and recycling must be placed curb side.

Generally, paper, cardboard, plastic, and metal are accepted for recycling. Glass is not currently accepted.

Holiday Collection days falling on Thanksgiving, Christmas and New Years will occur the following day and service for the subsequent day in the same week will also be completed one day later. Collection days falling on Good Friday, Memorial Day, July 4th and Labor Day will continue as normal.

Additional information or changes to these services can be found at our website, www.countryvillagehoa.org

Future Activities: See the Social Events on the following page.

2023 SOCIAL EVENTS UPDATE

The Social Committee is looking for 2 new volunteers for 2023! After 5 years, Laura Payne will be “retiring” following National Lemonade Day in May and Cameron Miles will be stepping down to volunteer as needed. We are looking for TWO new committee members to join Elizabeth Boelsche as co-chair. Please contact one of us ASAP via email to see if joining the committee would be a good fit! We are also exploring the idea of event leads if an individual or a group of neighbors would like to take ownership of a specific event.

Save the date for our 2023 events:

EASTER EGG HUNT: Saturday, March 25 from 10:00-11:30am. We ask that families bring a dozen of pre-filled eggs per child that will attend the event. Drop off locations for the eggs will be announced at a later date.

NATIONAL LEMONADE DAY: Sunday, May 7 from 4-6pm. Everyone loved this new event last year! There will be sign ups for groups of children to have a lemonade stand at the clubhouse, with food and fun for all ages. We hope to have another group of neighbors sponsor and serve a boozy table to spike the lemonade for adults. Please contact us if you're interested!

FOURTH OF JULY PARADE: Tuesday, July 4 at 10:00. 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 22 from 3-5pm. Come for spooky treats, haunted fun, and a costume contest.

COOKIES WITH SANTA: Sunday, December 3 from 3-5pm. Bring a dozen cookies per family, take your annual picture with Santa, and sip hot chocolate to celebrate the merriest time of year. We hope to have another group of neighbors sponsor and serve Bailey's to spike the adults' drinks. Please contact us if you're interested!

Clearly, we have big, exciting plans for 2023! 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!

Please contact us if you are interested in joining the committee, interested in sponsoring, or have any questions: cvillagesocialevents@gmail.com

Thank you,
Elizabeth Boelsche, Laura Payne, and Cameron Miles





November Yard of the Month



There will not be a Yard of the Month for December and January. The Holiday Lighting Contest replaces the Yard of the Month for those two months.

1607 Warwickshire Dr
Andre Levchenko and Olga Trofymlyuk

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

Holiday Lighting Contest

Thank you to all who decorated their homes with lights for the holiday season. It made walking and driving through our neighborhood such a wonderful experience for the whole month of December. It was a very difficult decision to pick the top three yards. Thank you to Marilyn Arendt from Marilyn Arendt Properties who sponsored the 1st Place winner with a \$25 gift card from Lowe's.



1st Place
11819 Drexel brook
Nathan and Elizabeth Feldpausch



2nd Place
1410 lake cliff
Nathan and Felicia Moralez



3rd Place
1423 Lake Cliff
Cade and Maggie Rhoden

Book Club Notes & Musings

Country Village Book Club meets every 2nd Monday of the month at 6:30pm. We meet in our members' homes and each of us will either bring wine, appetizer, or dessert to share. Some of reads are liked by everyone and some not so much, either way we always have lively discussions.

Our scheduled reads for the next several months:

Monday, February 13th: Mr. Timothy by Louis Bayard. Kaye Busiek will be hosting, discussion leader - Angela Herndon, I think she is said this book is a little different. But that can make for a good discussion.

Monday, March 13th: Tomorrow, and Tomorrow, and Tomorrow by Gabrielle Zevin. Ellen Davidson will be hosting us in her home, discussion leader will be Mary Ann Birchfield.

Monday April 10th: The It Girl, by Ruth Ware. Corrie Kennelly will be hosting us in her home, discussion leaders will be Ellen Davidson and Sarah de Haas.

Monday, May 8th: Outside Movie Night in Amanda Seiler's Backyard. One possibility is Man Called Otto. But by May we might change our minds.

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



WOMEN'S CLUB NEWS

We had a wonderful Women's Club Holiday Party hosted by Joan and Clyde Hewlett in December. Thank you Joan and Clyde for welcoming us into your lovely home!

Dates and tentative programs for the rest of the 2022-23 season are:

- Jan 19th: White elephant gift exchange
- Feb 16th: Wills, estates, and trusts
- Mar 23rd: Mission of Yahweh
- Apr 20th: Floral arrangements
- May TBD: Spring event

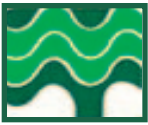
Ladies of Country Village, don't miss out, come join us! This is a great way to get to know your neighbors, learn about interesting topics, and stay informed about the neighborhood...all with snacks and wine! We meet monthly from August to April, typically the 3rd Thursday at 7 PM. New faces are always welcome!



Community Website

Don't forget that our community website has a lot of useful information for residents. Events, forms, documents and much more! www.countryvillagehoa.org





COUNTRY VILLAGE

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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.

SECURITY REPORT

If you are planning on traveling this season and would like to have the Constable put a vacation watch on your house, please go to the Precinct 5 constable website (www.Constablepct5.com) and download the form.

While you are on the website you can look over the other programs that the Constable offers. I took the "Citizens Police Academy". It was extremely informative and enjoyable. Sadly, crime continues and our lawn and garden contractors and homeowners are easy prey for theft of equipment. Please remind them to watch their equipment.

During the year we have many residents enjoying the outdoors and walking the streets of CV, please be observant of your surroundings...if something does not appear right, please call the Constable. The Constable can typically respond in 5-10 minutes, so please call. If you are the victim of a crime, call the Constables, they will respond faster and inform the neighborhood of the crime in a timely manner. HPD does not send out crime alerts, so if you are the victim and HPD responds the only way we would know about it would be for the victim to pass along the information.

- I have changed my email address to jkennelly@icloud.com
- Precinct 5 Constable 24-hour dispatch 281-463-6666
- Precinct 5 website: www.Constablepct5.com

John Kennely