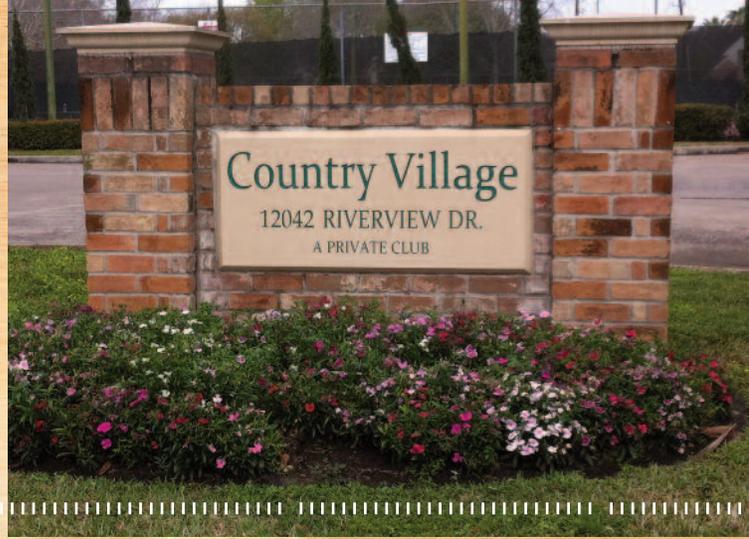


**COUNTRY
VILLAGE**



THE COUNTRY VILLAGE

**YOUR
COMMUNITY
NEWSLETTER
WINTER 2020**

BRIEF

From The Board:

Kirkwood Lift Station Diversion and Abandonment update

The City of Houston is abandoning the existing sanitary sewer lift station on the east side of Kirkwood, south of the Buffalo Bayou Bridge by rerouting the sewers west to the Harvest Moon Lift Station near Dairy Ashford. Construction has commenced. The project will be constructed in phases starting at the Harvest Moon Lift Station and working east to Kirkwood. (But not through Country Village) The last phase will occur at Kirkwood from the fall of 2020 to the spring of 2021.

Kirkwood Paving and Drainage Project update

This project will reconstruct Kirkwood Road from Buffalo Bayou to Westheimer Road in two projects, and add substantial in-line detention underneath the new roadway. The first phase goes from Buffalo Bayou through the Briar Forest intersection. Construction will start in the first quarter of 2020. A community preconstruction meeting will be announced soon by the Councilman's office. The second phase may begin in 2022.

Riverview Cut-thru Traffic

To address the increased cut-thru traffic on Riverview, the City was asked about changing the 2-way to 4-way Stop sign at Heathwood and Riverview. The City conducted a field investigation on 08/12/19 at 3PM. The stop signs were found in good condition, correctly oriented with no view obstructions. A 1 hour preliminary intersection field traffic volume count was conducted for Heathwood that found a total of 21 vehicles and 68 vehicles for Riverview. Speed cushions and road humps were found for Riverview between Kirkwood and Briar Forest with corresponding road hump with 20-MPH speed advisory warning signs posted at both entrances.

A check of the City records determined that a 4-way Stop investigation was previously conducted for this location in 2017 that was declined due to insufficient traffic volume or accident history to meet the Texas Manual for Uniform Traffic Control Devices (TMUTCD) minimum requirements.

Specific guidelines established by (TMUTCD) that the City must follow states that Stop signs are not intended for use to deter speeding or cut-thru traffic and are intended to assign right of way at uncontrolled intersections. The (TMUTCD) further states that a minimum traffic volume for the primary street of 300 vehicles
(continued on next page)

BOARD OF DIRECTORS

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<i>Brittany Severin</i>	<i>Treasurer</i>
<i>Balaam Valdez</i>	<i>Director</i>

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: 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. 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 Bernadette Aham-Neze 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

Board Update (continued)

per hour for 8-one hour periods per day and 200 vehicles for the secondary street per hour for 8-one hour periods for the same day, or a 12-month accident history of 5 or more recorded incidents is needed in order to qualify for a change in Stop sign control. A change in Stop sign control for this location is not recommended based on insufficient traffic volume or accident history to meet minimum (TMUTCD) guidelines. City's recommendations: A request would be forwarded to (HPD) to conduct speed enforcement for Riverview Dr. between Kirkwood and Briar Forest targeting morning and afternoon prime drive times subject to neighborhood concern.

Linear Detention along the south side of Buffalo Bayou from Dairy Ashford to Eldridge

Construction began in July 2019 and should finish this year. HCFCD anticipates this is a pilot to gauge public response and support for possible additional channel excavation in Terry Hershey Park.

Buffalo Bayou study of Oxbows and Bridges inside Beltway 8

HCFCD reported on October 16 that their study revealed only minor benefit was gained for addressing low bridges and oxbows due to inherent resistance in the bayou from Beltway 8 to Shepherd. The improved benefit would be less than 6 inches and cost \$127 million. Multiple bridges downtown create significant restriction but were judged too expensive and difficult to address. An alternative to relieving constrictions in the bayou east of BW-8 is that of additional excavating the existing Buffalo Bayou/Terry Hershey Park from Beltway 8 to Highway 6.

Super Neighborhood 18

Country Village is part of Super Neighborhood 18. There is a monthly meeting on the third Tuesday of the month. The meeting is now held at the Village Place Clubhouse at 11315 Lakeside Place Dr. The meeting is open to all residents. The next meeting is on February 18th from 6:30-8:00.

Architectural Control Committee

A big thank you to the ACC committee for their thoughtful review of applications in 2019. Please remember all exterior changes require a submittal for approval, this includes roof or driveway replacements even if the resident believes the replacement is not a change. The application for ACC approval can be found can be found on the CV website.

A note on Recycling

Please remember our waste contractor cannot accept glass for recycling.

Reminder on Dog Waste

Please pick up your dog waste both while walking through the neighborhood and in the common green space around the Clubhouse. Remember a little dog poop begets more dog poop, so help to keep the neighborhood looking nice by picking up other's dog poop too!

2020 National Night Out

Linda Aber has volunteered to coordinate Country Village's National Night Out this year! Yeah!!! She would love some help though. If you'd like to volunteer, please contact Linda at linda.aber@yahoo.com or 713-828-2682.

Please see the 2020 Country Village Board of Directors listed on the first page.

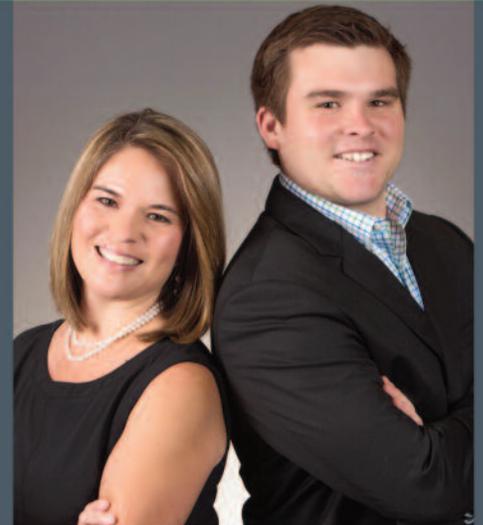
Country Village Board of Directors

2019 YEAR END MARKET REPORT COUNTRY VILLAGE

Number of Homes Available	3
Pending Sales	4
Number of Homes Sold	31
Highest Sales Price	\$425,000
Lowest Sales Price	\$200,000
Average Sales Price	\$304,535
Average Sales Price per Square Ft.	\$126.21
Average Days on Market	157

We hope you enjoy this year-end market report. If you would like a free market analysis, need tips to get your home ready for sale or have a real estate related question, do not hesitate to call, or send us an email.

THALIA & JOSH GUDERYON



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info@GGHomeTeam.com
www.GGHomeTeam.com

2020 Social Events Update

Our past year as social chairs has been a lot of fun. We have enjoyed bringing new traditions to the neighborhood's events. We are ever thankful for the support of our neighbors, and plan to add additional events in 2020!

EASTER EGG HUNT: Saturday, April 4 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.

FOURTH OF JULY PARADE: Saturday, July 4 at 10:00. We have reserved a Houston Fire Department fire truck to lead our neighborhood parade! The meeting location to begin the parade will be announced at a later date. The parade will end at the clubhouse, where families can jump in the pool to cool off and enjoy the day!

SUMMER BASH: Our End of Summer Bash continues to be a success! We plan to bring back amazing food, tasty treats, and fun in the sun for all in August.

HALLOWEEN: We are excited to have another Halloween party this year with a facepainter, crafts, and games for all. Be on the lookout for this event in October.

COOKIES WITH SANTA: This neighborhood celebrity will make another appearance in December! We ask that families bring a dozen cookies to share.

We are looking forward to another great year, full of fun events and memories. With the help of our sponsors, we were able to add the Halloween party to last year's line up. If your business or family would like to help support an event and give back to your neighborhood, we would love to chat. We hope that neighbors of all ages can enjoy our events!

Please contact us if you have any questions: cvillagesocialevents@gmail.com. Thank you, Brittany Milward and Laura Payne

BOOK CLUB MEETING INFORMATION

Monday, February 10th, 7:00 pm

Hosting: Catherine Marchand 11947 Pebble Rock Drive

Discussion Leader: Janette Smith

Book: Lillian Boxfish takes a Walk by Kathleen Rooney

Monday, March 9th, 7:00 pm

Hosting: Sandy Wake, 1507 Haven Lock Dr.

Discussion Leader: Sandy Wake

Book: The Bookshop of Yesterdays by Amy Meyerson

Monday, April 13th, 7:00 pm

Hosting: Corrie Kennelly, 11918 Summerdale

Discussion Leader: Corrie

Book: Where the Crawdads Sing by Delia Owens

Monday, May 11th, 7:00 pm

Hosting: Jori Kadlec

Discussion Leader: Amanda

Book: One Second After by William Forstchen

For more information on the Book Club please contact Sandy Wake at skwake1@aol.com or Amanda Seiler at atseiler@comcast.net.

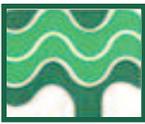
Women's Club Update

As my term as President during 2019-2020 begins to wrap up, I want to thank the CVWC members for the opportunity to help represent such an amazing community organization. I also want to Thank and Celebrate our board and committee members for their time and contributions to this year's activities and programs. Additionally, Thank You to all our members who engage with each other, participate in our monthly meetings, and unite our neighbors as friends in order to create this wonderful neighborhood we call home.

We encourage all women of our neighborhood to reach out - please contact the Women's Club if you would like to learn more about this fun group. We are excited for the rest of our Spring programs, and already are looking forward to exploring more fun events with the new board members of the 2020-2021 membership year. Sincerely, D.J. Moberly

Upcoming monthly meeting dates of Spring 2020: February 20th, March 26th (4th Thurs of the month), and April 16th.

To contact the Country Village Women's Club- feel free to email us at cvillagewomensclub@gmail.com and visit our website www.countryvillagewomensclub.com.



COUNTRY VILLAGE

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2019 Christmas Lights Winners

Congrats!



Way to go!

1st Place - Jerry & Kay Macha
- Chase Lake



2nd Place - John Williams & Eileen Rangel - Rushbrook



3rd Place - Nathan & Elizabeth Feldpausch - Drexel Brook

OCTOBER 2019 YARD OF THE MONTH

October, 2019 YOM Winner is
Karin Benschop and Andrew Johns on
Ashmead Dr.



GREAT JOB!