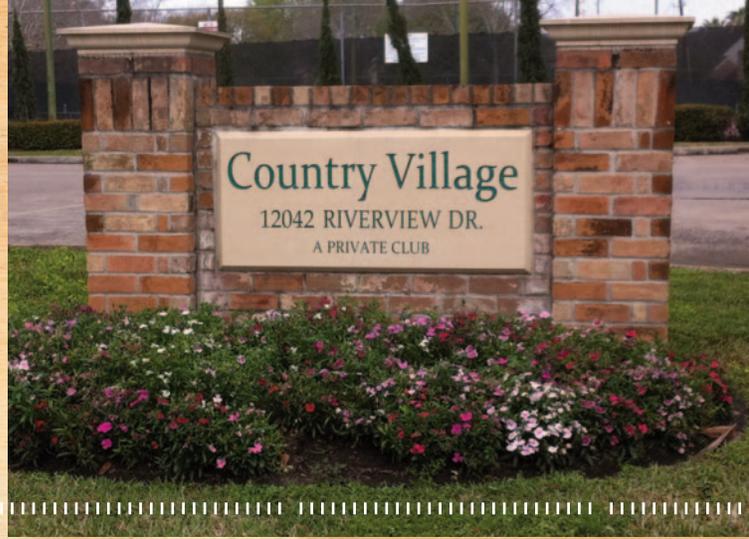




COUNTRY VILLAGE



THE COUNTRY VILLAGE

YOUR COMMUNITY NEWSLETTER

FALL 2023

BRIEF

From The Board

Board Update

Happy Fall! We are so thrilled to have finally experienced some rain - hopefully the grass is getting greener, and the trees are perking back up! The fall is a great time for garden clean up or to start your fall garden. Spring perennials can be planted now, and it is time to remove dead leaves, stems and spent flowers from your existing perennials.

Fall also brings the time of the year when the Board works on the budget for next year. We plan to provide updates at the Annual Meeting with any potential major changes. The drought has led to a lot of leaks around the neighborhood, most of which have been repaired. There was also a leak that many of you noticed at the clubhouse, this has since been repaired. There is a new Flag and Sign policy (see the new policy for details) that will hopefully clarify questions on flags and signs allowed in the neighborhood. We have also been working diligently on the Green Space Revitalization Project (see the Green Space update for more details). Many of you will be happy to hear that we renewed our contract with the Constables and are still active in the Security Co-op. The Co-op consists of 11 neighborhoods nearby, who employ 11 constables to patrol between these areas – this ensures that we are covered 24/7.

Flag and Sign Policy

Country Village HOA has developed a new Flag and Sign Policy effective immediately.

Background: The deed restrictions for flags and signs were historically very narrow in what was allowed. According to the deed restrictions, sports or school signs were technically not allowed. Therefore, this part of the deed restrictions was not enforced or sometimes only partly enforced creating inconsistencies.

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BOARD OF DIRECTORS

Anna Heinzelmann - President
Scott Sevigny - Vice President
Amanda Hellman - Treasurer
Maddie Banks - 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

Flag and Sign Policy (cont.)

New Policy: Policies can be made to clarify deed restrictions.

THE NEW POLICY ALLOWS:

- Seasonal spirit, school, sport, other official country flags, or college flags.
- Only US and Texas flags, which must be flown according to Federal or State flag laws.
- Home security signs.
- Political signs fall under the state code - they are allowed 90 days before an election and must be taken down no later than 10 days after an election.

NOT ALLOWED:

- Unofficial/modified Texas or US flags
- US or state flags hung in ways that are not up to federal or state code.
- Political signs outside of the 100-day window around an election.
- Signs with offensive material or profanity.
- Signs other than the ones stipulated above (apart from for sale or lease signs).

Green Space Revitalization Update

We have been diligently moving along on the Green Space Revitalization project! Updates to the project are as follows:

- Our Landscape Designer, M2L, has completed the official survey of the area and have determined additional recommendations. Even with the “credits” for removing the two tennis courts, we will still need more retention area than originally expected. This area will remain green space and only hold water temporarily until it has drained. This will ensure we do not experience flooding risk to the area.
- The contract with Trans Texas to complete the overlay refinish of the two tennis courts and demo the front two courts has been finalized! Their projected start date is in January 2024.
- We have had discussions with the pavilion provider and are continuing to work on their contract.
- We have submitted the documentation for the loan to fund the project up front, and plan to finalize soon!

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A Holiday Indulgence From Our Home to Yours



Jam Thumbprint Cookies

3 sticks unsalted butter	1/4 tsp kosher salt
1 cup sugar	1 egg beaten with 1 tbsp water
1 tsp pure vanilla extract	7 oz sweetened flaked coconut
3 1/2 cups all-purpose flour	Raspberry and/or apricot jam

Preheat oven to 350 degrees. In an electric mixer, cream together butter and sugar and then add in vanilla. Separately, sift together flour and salt. At low speed, add flour mix to creamed butter and sugar. Place on floured board and roll flat. Wrap in plastic and chill for 30 minutes. Roll dough into 1 1/4 inch balls. Dip each ball in egg wash then roll in coconut. Place on ungreased cookie sheet and press a light indentation into top of each ball with finger. Drop 1/4 tsp of jam into each. Bake for 20 to 25 minutes. Enjoy once cool!

Thalia and Josh Guderyon

REALTORS®

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 The Guderyon Team is a team of real estate agents affiliated with Compass. Compass is a  licensed real estate broker and abides by federal, state and local Equal Housing Opportunity laws.

COMPASS

Special Assessment

We would like to thank the many residents who have already paid their special assessments or are on a payment plan. As a gentle reminder, the Special Assessment was due on August 15, 2023. Each household should have either made the payment in its entirety or the first installment in accordance with an agreed-upon payment plan. If you have not done so already, please ensure your payment is made as soon as possible. Penalty fees are subject to be implemented should payments be missed.

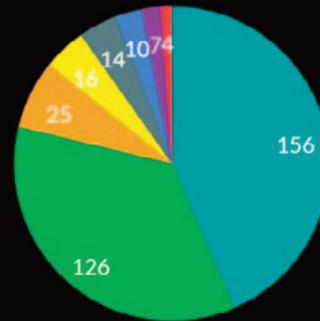
PAYMENT PLANS

Those interested in exploring payment plans may email AR@GRAHAMMANAGEMENTHOUSTON.COM to set up an extended payment plan for the Special Assessment. Please disregard if you have already made a payment or signed up for a payment plan.

Country Village Constable Activity & Crime Statistics

Everyone wants to know the neighborhood they live in is a safe place to be. We want to be transparent about the crime rate in our neighborhood and are eager to share that our neighborhood continues to experience low crime rates. Ensuring our neighborhood is safe is among our top priorities. We are committed to keeping you informed and maintaining our peaceful community. Your safety is our collective responsibility!

Constable Activity Between October 2022 - July 2023



Did you know?



Our Constables Track "Contract Checks" Which Means a Neighbor Waves or Acknowledges them... Country Village had 1,265 of these! Our neighborhood remains both safe and friendly!

Traffic Stop Vacation Watch Suspicious Person Suspicious Vehicle
Disturbance (Noise) Welfare Check Car Burglary Burglary/Theft

Book Club

We just met for Book Club on Monday, October 9th at the home of Carol Pelham. Our discussion, which was led by Cheryl Coppock, directed us all in a in depth, meaty and very interesting discussion of "The Invention of Wings" by Sue Monk Kidd.

Our next read for November 13th will be "Lessons in Chemistry" by Bonnie Garmus. Our discussion leader and host for that month will be Marilyn Arendt.

On December 11th is our annual movie night, place and the movie will be determined at our November meeting.

If you are interested in attending one of our book club meetings, please email Amanda Seiler atseiler@comcast.net your contact information. We meet every 2nd Monday of the month at 6:30pm.

Gourmet Dinner

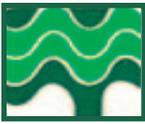
Welcome to all the new and old neighbors of Country Village. We have three ladies that put together 2-3 gourmet dinners a year, Amanda Seiler, Corrie Kennelly and Sarah de Haas. Each dinner has a different theme and is hosted in a Country Village neighbor's home. Since the pandemic has passed, we have hosted 2 dinners, one a Japanese themed dinner and the other a Pig Roast.

Our next dinner will be held on Saturday, November 11th with the theme being A Taste of Tuscany. It will be held at Joan and Clyde Hewlett's beautiful home. The guest list is full for this dinner, but if you would like more information or would like us to add your name to the email notification list for future gourmet dinners, please send your contact information to cvgourmetclub@gmail.com.

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



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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Country Village Women's Club News

Women of Country Village, the CV Women's Club 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. New faces are always welcome!

For more information or to be added to our distribution list, please email CVillageWomensClub@gmail.com
Dates and tentative programs for the rest of the 2023-2024 season are:

- Nov 16th: Wine tasting
- Dec 9th: Holiday party
- Jan 18th: White elephant gift exchange
- Feb 15th: Cooking dumplings
- Mar 21st: Handyman talk/demo
- Apr 18th: Gardening / Floral arrangements
- May TBD: Spring event

SOCIAL EVENTS UPDATE

We ended the summer season with our annual Summer Bash at the pool, with wonderful neighbors and pizza. Thank you again to the Albin, Hall, and Matthey families for sponsoring sweet treats.

In October we welcomed all the little goblins in the neighborhood for the spooktacular Halloween party. Spooky treats, games, & fun crafts were had by all! Thank you to Linda Aber for bringing the face painter again this year, who made sure everyone was even more BOOTiful in their costumes.

SAVE THE DATE!!

SANTA'S WINTER WONDERLAND will be Sunday, December 3 from 3-4:30pm. Many thanks to Linda Aber with Keller Williams Memorial for ensuring that Santa will be flying in to read a tale, sing carols, and take pictures!

We are hoping to have a few families help sponsor something extra special for this event - please contact us if you would like to help!

We say a very big THANK YOU to Elizabeth Boelsche who is stepping down from the social committee. Elizabeth gave a lot of time and talent to put on our neighborhood social events including the amazing tacos cooked by her husband, Brian, at this year's Lemonade Day! We look forward to seeing the Boelsche family enjoying the events!

Social Committee Opening: We are looking for 2 new volunteers for the social committee! We meet as needed to prepare for events (about monthly) and host 6 events for the neighborhood each year. We are very flexible with scheduling and encourage anyone who is interested to reach out via the email below or through Facebook to Hannah Ritchey or Renae Low.

Please contact us if you have any questions, or would like to help sponsor future events: cvillagesocialevents@gmail.com
Hannah Ritchey, and Renae Low

October Yard of the Month

September Yard of the Month was cancelled given the water rationing in effect.

A big thank you to Marilyn Arendt Properties (www.castle2sell.com) for sponsoring the Yard of the Month prizes!



Paige Schock
11919 Drexel Hill Dr