



COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER
SUMMER 2025

BRIEF

From The Board

1. Villager Piranhas Wraps Up a Splash-Tastic Season

As the summer sun begins to set, the Villager Piranhas Swim Team proudly closes out another unforgettable season in the pool. From our youngest swimmers at age 4 to our seasoned High School competitors, every athlete brought determination, team spirit, and plenty of heart to the lanes this year. The camaraderie, growth, and sportsmanship we witnessed over the past months have made the 2025 season one to remember.

We extend a huge thank you to our incredible volunteers—coaches, parents, timers, meet organizers, and everyone behind the scenes—who made this season possible. Your energy and commitment keep the Villager Piranhas swimming strong. We couldn't do it without you!

As we take a well-deserved break, we're already looking forward to next summer. We're excited to welcome back our returning volunteers and would love to see new faces join the Villager Piranha family. Whether you're a seasoned swim parent or new to the neighborhood, there's a place for you on our team.

Thank you again for a fantastic season. Until next year—go Piranhas!

2. Host Your Next Event at the Country Village Clubhouse!

Looking for the perfect spot to host your next gathering, party, or celebration? The Country Village Clubhouse has everything you need to create a fun and memorable event—right here in the neighborhood!

(continued on next page)

BOARD OF DIRECTORS

Anna Heinzelmann, President
Scott Sevigny, Vice President
Raul Pena, Treasurer
Fabian Owens, Secretary
Gerry Aber, 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: GFL Environmental gflenv.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 GFL Environmental 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

Our beautiful clubhouse and pavilion offer a shaded, spacious setting ideal for birthday parties, family reunions, or community get-togethers. Cool off in the community pool, or add some friendly competition with access to our tennis and pickleball courts. For younger guests, the inflatable Splashy Bounce House is always a hit!

Whether you're planning a casual cookout or a milestone celebration, our amenities are available to rent for residents and approved guests. It's convenient, affordable, and just steps from home.



To learn more or to book your event, contact the HOA or visit the Country Village website for rental details and availability. Let's make your next event a splash!



3. Stretch, Breathe, Connect: Join Us for Yoga Every Second Saturday

Looking to relax, recharge, and connect with neighbors? The Country Village Social Club invites you to join us for Yoga Every Second Saturday—a great way to start your weekend with calm, clarity, and community.

All levels are welcome, whether you're a seasoned yogi or brand new to the mat. Sessions are guided by a certified instructor and focus on gentle movement, breathwork, and mindfulness. It's the perfect reset from busy

weeks and a great way to meet fellow residents in a relaxed and welcoming environment.

🕒 When: Every second Saturday of the month

🕒 Time: 9:00 AM

Everyone is welcome! For more information or to join contact Laura Miller or Sonia Albin at: Cvillagesocialevents@gmail.com

2025 Mid-Year Market Report

07

Number of homes available

04

Pending Sales

14

Homes Sold

79

Avg. Days on Market

\$765K

Highest Sales Price

\$481K+

Avg. Sales Price

\$197.24

Avg. Sales Price Per Sq.Ft.

\$340K

Lowest Sales Price

*All Statistics taken from 2025 mid-year market report – Country Village

Thalia and Jessika Guderyon

REALTORS®

281.217.0728 | gghometeam@compass.com | [gghometeam.com](https://www.gghometeam.com)



COMPASS



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4. Summer Tips for Country Village Homeowners

Summer in Houston is here—and with it comes the heat, humidity, and long sunny days we know so well. Here are a few quick tips to help you keep your home safe, efficient, and enjoyable this season:

☀️ **Stay Cool & Save Energy** – Set your thermostat to 78°F when you're home and use ceiling fans to circulate air. Keep blinds closed during peak sunlight to reduce indoor temps and energy bills.

🌿 **Water Wisely** – Early morning is the best time to water your lawn and garden. Check irrigation systems for leaks, and don't forget to follow any city watering guidelines if drought restrictions are in place.

🦟 **Watch for Pests** – Warm weather means more bugs. Keep yards tidy, eliminate standing water, and seal cracks around windows and doors to help prevent unwanted visitors.

🔥 **Grill Safely** – Keep your grill at least 10 feet from your home, and never leave it unattended. Be mindful of where you place propane tanks and keep a fire extinguisher nearby just in case.

Enjoy your summer, stay safe, and we'll see you around the neighborhood!



5. 2025 Annual Assessments

The new 2025 Annual Assessment statement was sent via mail in early December. It was due on January 1, 2025. At this time the Annual Assessment will be visible from the dashboard on the Graham portal.

Late payment timeline is as follows:

- If you have not paid your 2025 assessment by January 1, 2025, you will get a courtesy notice in January. The courtesy notice will contain information about payment plans. If you cannot pay your assessment on time for whatever reason, please contact the Graham Management as soon as possible. If you are on a payment plan from the beginning and make payments on time, your account will not gain interest.
- Starting January 31, 2025, your account is officially delinquent and will start gaining 10% interest. You will receive a notice in February for this.
- A final delinquency notice will be sent in March. This will come with suspension of amenity privileges.
- In April, you will receive a certified letter that gives you 30 days to pay in full.
- After this time is up, you will receive the final notice in May that the account is being referred to the attorney.
- Following the final notice, it will get sent to the attorney. At that point, the cost to you will be more than two times higher than the original Annual Assessment. The majority of this is the legal fees.

Please note, if your account is delinquent, you can contact Graham about starting a payment at any time BEFORE the delinquent payment goes to the attorney. If the delinquent account makes it to the attorney, you will have to talk to the attorney about payments, as they are in charge of collections at that point.

Graham Management
2825 Wilcrest Dr., Suite 600
Houston, TX 77042
Community Manager: Tami Smith
Email: tsmith@grahammanagementhouston.com
Phone: 713.334.8000
Website: www.graham.cincwebaxis.com

6. Reminder from the Architectural Control Committee (ACC)

Before you start any exterior modifications (including repairs and renovations to your property), please be sure to check in with the Country Village ACC. A link to "The Exterior Modification Checklist" can be found on the CV Website under the documents and forms tabs. Or, you can call Tami Smith at Graham Management Company, 713.334.8000, with any questions.



7. Advertise in Country Village's Newsletter

The HOA newsletter is a great way to grow your business. Who better to market to than your neighbors and the community near your location. If you would like to advertise in Country Village's newsletter, please contact Prepared Publications at 281-652-5802 or info@preparedpublications.com for rates and information.

8. Email Communication

To receive up to date email communications from the Country Village HOA, please make sure you register your email address with Graham Management. To do so, log in to your homeowner page. Under your name, click my profile then account info. If you need any assistance, please contact Tami Smith at tsmith@grahammanagementhouston.com.

Book Club

Our Country Village Book Club meets every 2nd Monday of the month at 6:30pm, though we have taken the months of July and August off. Members always bring wine or an appetizer or desert to share.

The next meeting will be September 8th at Sarah de Haas' house. The book we'll be discussing is *By Any Other Name* by Jodi Picoult. Pat Maloy will lead the discussion. We always welcome new members—whether you're an avid reader or just looking to try something new, come join us!

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

Country Village Tennis Team

Country Village will once again have a tennis team using our beautiful new courts!

The team will be a USTA/HTA team for women 18 and older. It is a 3.5 level team playing on Tuesday nights either at our courts or the opposing team courts.

The season is from September 15 through November 20.

If you are interested in playing with the team, call or email Karen Swerdlow at 281-782-4856 or kswerdlow@aol.com.



Country Village Women's Club News

Women of Country Village, please join us to kick off the 2025-2026 season with our annual Champagne Social!

When: Thursday, August 21st, 7 PM

Where: Sue Beck's home, 11919 Ashmead Dr



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 through May, typically the 3rd Thursday at 7 PM. There's a Holiday Party in December and a special Spring Event in May. New faces are always welcome!

For more information or to be added to our distribution list, please email CVillageWomensClub@gmail.com.



SECURITY

Summer is here!! Kids are out of school and outside playing, please be mindful when out and about in the neighborhood. Also, when going out of town, precinct 5 Constables offer a vacation watch. Go to the website, download the form and email it back (constablepct5.com). While you are on the site, look at all of the other programs that they offer.

Lastly, be aware of your surroundings, if you see something, say something. Call the Constable if you see anything that looks suspicious. Their number is 281-463-6666. Consider programming it as one of your favorites for quick access if ever needed. We've also had a report of an attempted home burglary. Please be sure and lock all doors and windows at night, as well as security gates. If you have cameras make sure they are charged and functioning.

Be safe everyone and enjoy the summer!

Thanks,

Brian Boelsche
713.851.2733
Btboelsche@gmail.com

Welcome Committee

The Welcome Committee would like to welcome all new neighbors who have moved in. If you have not received a visit from the Welcome Committee, please email your name and address to VillageWomensClub@gmail.com. We look forward to meeting all of you very soon to bring you your welcome packet!

Yard of the Month

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

May Yard of the Month
Tracey Boswell 12839 Cedar Pass



June Yard of the Month
Susan and Damon Derain 11919 Cedar Pass



July Yard of the Month
Tim Tran 12215 Briar Forest



DOG LEASH RULES

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 on and off the leash, and more. The area is a common use space for all our residents; it is not a dog park/run. Unfortunately we've become aware that there is confusion about the dog leash rules in this area and that criterion for allowing dogs off their leash is not being followed by some residents. Consequently, unleashed dogs will no longer be permitted. All dogs within our Community common areas, tennis courts, basketball court and patio shall always be leashed.

We encourage all our dog owners to pick up after them and properly dispose of their waste. Of course, absolutely no pets are allowed in the playground or pool areas.



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.



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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Hurricane Prep Checklist

As hurricane season peaks (August–September), now's the perfect time to review your family's plan. Here's a locally-focused checklist to help residents prepare before a storm is on the radar:

Before a Storm Threatens

Prep your go-kit.

Include:

- Copies of IDs and insurance
- Medications and basic first aid
- Phone chargers (portable too!)
- Flashlights + batteries
- Bottled water (1 gal/person/day for 3 days)
- Nonperishable snacks/food
- Pet food & leashes
- Comfort items for kids or elderly family members

Gas up early. Don't wait until the lines are long — fill your tank when a storm might head our way.

Back up digital essentials. Photos, important documents, and contacts should be saved to the cloud or an external drive.

Trim trees & clear gutters. Reduce wind risks by trimming dead limbs and securing yard items (patio furniture, decorations, grills).

Around the House

Photograph your property. For insurance, take photos or video of your home and major belongings now.

Review insurance coverage. Flood insurance is separate and requires a 30-day waiting period — check your policy details.

Secure important papers. Store documents in a watertight bag or container.

Test your generator (if you have one). Ensure it's working safely and fueled properly.

Stay weather-aware and make small, steady preparations now, not all at once, and you'll be ready if a storm heads our way.