



COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER
SPRING 2025

BRIEF

From The Board

1. Easter Egg Hunt Success!

Our recent Easter Egg Hunt, hosted by the Country Village Social Club, was a wonderful success! Thank you to all the families and kids who came out to join the fun—it was a joy to see so many smiling faces and colorful baskets. A big thank you goes out to the amazing volunteers who helped plan and organize the event. And of course, a very special shoutout to our favorite fluffy guest—the Easter Bunny—for hopping by and making the day extra magical.



BOARD OF DIRECTORS

Anna Heinzelmann, President
Scott Seigny, 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: 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

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2. Join the Country Village Social Club!

We're looking to grow our Social Club and would love for you to be a part of it! Our goal is to bring together neighbors of all ages, cultures, backgrounds, and walks of life—whether you're new to the neighborhood, raising a family, retired, or anywhere in between. The Social Club is all about creating meaningful connections and building a strong sense of community through fun events, shared interests, and good conversation. Everyone is welcome! For more information or to join contact Laura Miller or Sonia Albin at: Cvillagesocialevents@gmail.com

3. The Gardens at Country Village



We're excited to announce the launch of the Country Village Garden Club—a new group for neighbors who love plants, flowers, and all things green! Whether you're an experienced gardener or just getting started, we welcome you to join us as we share tips, beautify our community, and grow together. Stay tuned for upcoming meetings, garden walks, and projects! For more information or to join contact Melina Evdemon melinaevdemon@gmail.com

4. Community Center Spending

The Community Center Revitalization project had a total budget of \$780,817 but ended slightly over at \$794,420, mainly due to additional expenses like city sidewalk additions, parking lot lighting, and pickleball nets. Special assessments billed totaled \$814,401, with \$732,893 collected so far and \$81,508 still outstanding. Major spending included tennis courts, pavilion, and extensive landscape and drainage work.

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Mexican Street Corn Salad

- | | |
|---|--|
| 1 Bag Frozen Corn (thawed and patted dry) | 1/2 Cup Cotija Cheese (crumbled) |
| 1/2 Red Bell Pepper (diced) | 1/4 Cup Mayonnaise |
| 1/2 Small Onion (diced) | 2 Limes (zested and juiced) |
| 1 Jalapeno Pepper (seeded and finely chopped) | Salt and Pepper (to taste) |
| | (Optional) Garnish with Tajin Seasoning or Paprika |

Heat a skillet over medium-high and cook the corn until it starts to char, stir occasionally. In a mixing bowl, combine the corn kernels, red bell pepper, onion, jalapeño pepper, and cotija cheese. Combine the mayonnaise and lime juice and add to the salad mixture. Stir everything together until well combined. Add salt and pepper to taste. Serve immediately, or refrigerate in an airtight container for up to 5 days.



Thalia Guderyon

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5. Green Space Revitalization Project Special Assessment

If you elected for the payment plan over a 3-year period, your final payment is due by July 31, 2025. Please note, the finance fee of \$163 for the payment plan has been added to your account.

If you have not yet paid your Special Assessment for the Green Space Revitalization Project, or set up a payment plan with Graham, you began to incur late fees in February 2024.

Please do not hesitate to contact Graham Management if you have any questions about assessments and your account.

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. Welcome to Our New 2025 HOA Board Members!

We are pleased to announce the newly elected board members of the Country Village Houston Homeowners Association. We extend our heartfelt thanks to those who have served in the past for their time, dedication, and commitment to our community.

We also want to thank everyone who participated in the election process—your involvement helps keep our neighborhood strong and connected.

Please join us in welcoming the new board as they step into their roles and continue the work of making Country Village a great place to live!

Anna Heinzelmann, President
Scott Sevigny, Vice President
Raul Pena, Treasurer
Fabian Owens, Secretary
Gerry Aber, Director



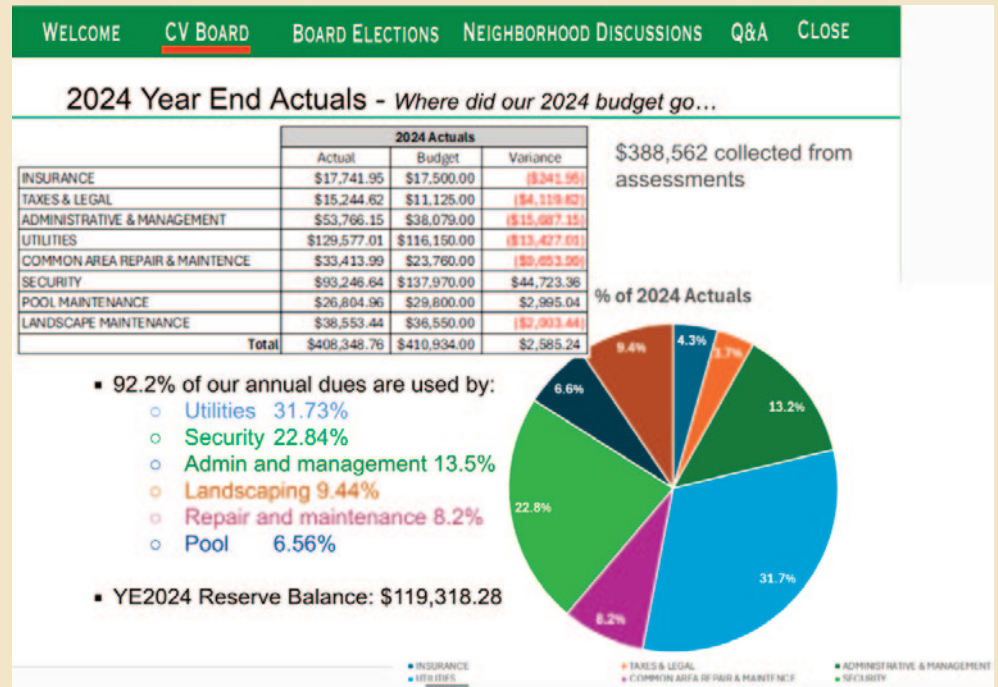
*We promise we will get pictures of the board members so you can put a face to the name and say hello when we see you us around.



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7. 2024 Spending at a Glance

In 2024, Country Village spent \$408,349 of its \$410,934 budget—primarily on utilities (31.7%), security (22.8%), and administration (13.5%)—with \$388,562 collected from assessments and a year-end reserve balance of \$119,318.28.



8. 2025 Budget and Overview

The 2025 budget balances total income and expenses at \$416,484, with primary income from assessment fees and major expenses in utilities, security, and administrative management.

WELCOME **CV BOARD** **BOARD ELECTIONS** **NEIGHBORHOOD DISCUSSIONS** **Q&A** **CLOSE**

2025 Budget

Income Accounts	
ASSESSMENT INCOME	\$381,140.00
OTHER INCOME	
City Trash Reimbursement	\$34,344.00
Clubhouse Fees	\$1,000.00
Income Accounts Total	\$416,484.00
Expense Accounts	
INSURANCE	\$18,250.00
TAXES & LEGAL	\$3,775.00
ADMINISTRATIVE & MANAGEMENT	\$40,172.00
UTILITIES (including Trash)	\$136,280.00
COMMON AREA REPAIR & MAINTENANCE	\$10,360.00
SECURITY	\$124,972.00
POOL MAINTENANCE	\$29,550.00
LANDSCAPE MAINTENANCE	\$28,125.00
RESERVE EXPENSES	\$25,000.00
Expense Accounts Total	\$416,484.00







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9. A More Meaningful Look at 2025

Each household paid \$820 in annual dues which went towards the following categories below:

[WELCOME](#) [CV BOARD](#) [BOARD ELECTIONS](#) [NEIGHBORHOOD DISCUSSIONS](#) [Q&A](#) [CLOSE](#)

A More Meaningful View 2025 (by household)

- Each household paid \$820 in dues, annually you paid towards the below (General Categories):
 -  - ↑ **\$262 (+22)** towards security & constables
 - ↑↑ **\$175 (+45)** for recycling and trash pickup 
 -  - ↓ **\$59** towards the pool (not including water and electricity)
 - ↔ **\$135** on Administrative fees (resident portal), legal & collection fees, mail notifications
 -  - ↓ **\$35 (-40)** for Maintenance for clubhouse/playground/basketball and tennis court updates
 -  - ↓ **\$59** of that spent on landscaping & lawncare of pool/play area 
 - ↔ **\$43** for utilities
 - ↔ **\$52** to replenish the community reserve fund

10. 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.

11. 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.

SECURITY

Spring has Sprung!! The weather is great and this is the time of year when people are getting active outside. Please be mindful when out and about in the neighborhood. When driving, be on the lookout for pedestrians. 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. Although the crime in the neighborhood seems to be fairly low recently, doesn't mean that criminals aren't looking for an opportunity. Don't be a victim, lock your vehicles and keep valuables out of sight. 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.

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!

Book Club

Our Country Village Book Club meets every 2nd Monday of the month at 6:30pm. We meet in one of our members' homes and each of us will either bring wine, appetizer, or dessert to share. We always welcome new members and for any ladies to come try us out. It is a great group of women, and we are very blessed to not just call them our neighbors but more importantly to call them friends.

This past meeting we discussed, *The Quiet Tennant* by Clémence Michallon and *The Glovemaker* by Ann Weisgarber. Both books were good, and totally different.

Here are our upcoming reads; we take a two month break the months of July and August.

- May 12th - *The Frozen River* by Ariel Lawhon
- June 9th - *The Art Thief* by Michael Finkel
- September 8th - *By Any Other Name* by Jodi Picoult

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

Yard of the Month

A big thank you to Marilyn Arendt Properties (www.castle2sell.com) for sponsoring the Yard of the Month prizes. Yard of the Month was on winter hiatus for December, January, February, and March.

April, 2025

Linda Morgan, 11934 Riverview Drive



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.

Country Village Women's Club News

Our 2024-25 season will be wrapping up with the Spring Event in early June. It's been a fun filled season with lots of laughter, wine, and great programs, including: learning about bees, making a decoupage tissue box cover, line dancing, playing games, a jewelry and accessories exchange, costumes contests, and a post-holiday white elephant gift exchange.

A big thank you to all of our women's club members who put in the effort to make our club run! If you haven't joined us yet or have been absent for a while, we'll kick off the next season in August with our annual Champagne Social. Look for details in the next newsletter, or email CVillageWomensClub@gmail.com to be added to our distribution list.



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





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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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Join the Villager Piranhas Swim Team for the 2025 Season!

The Villager Piranhas Swim Team is diving into an exciting 2025 season! Established in the 1970s, the Piranhas have a proud tradition of fun, fitness, and community spirit—and we're thrilled to carry that legacy forward.

We welcome all swimmers ages 5 to 18 to join our team! Practices begin May 1st at the Country Village pool, with the following schedule:

- Monday–Friday: 4:00 PM – 8:00 PM (after school)
- Saturdays & Weekday mornings in June: 7:00 AM – 12:00 PM
- Please check our website for practice times by age group.

Swim meets will be held throughout June, ending with Champs on June 28th. The season wraps up with our traditional End-of-Year Party that same evening at Country Village.

We're so grateful for the continued support of our neighborhood. During practices, the baby pool, deep end, and one lap lane will remain open to the community. This year, we'll host two home meets at Country Village on June 9th and June 16th. Please note that Mondays the pool is closed to residents, and parking may be limited during meet times—thank you in advance for your patience and understanding.

We love seeing neighbors in the stands—come cheer on the Piranhas! 🐟

If you or your business would like to sponsor the team, visit our website for details (www.VillagerPiranhas.com) or contact us at VillagerPiranhas@gmail.com.



For more
information
or to Register

NOW

