

**COUNTRY  
VILLAGE**



# THE COUNTRY VILLAGE

YOUR  
COMMUNITY  
NEWSLETTER  
  
SPRING 2017

# BRIEF

## From The Board:

### Special Meeting/Board Vacancy Update

The Country Village HOA Board of Directors currently has two vacancies. One vacancy resulted when a Board member stepped down after learning they were ineligible to serve on the Board. The second vacancy was a result of the special meeting that took place on Friday, April 21st where the association members voted to remove a Board member. The Board has the option to fill these vacancies by appointment. If the positions are not filled by appointment, they will be filled at the next Annual Association Meeting.

### Deed Restriction reminder

In an effort to protect each homeowner's rights, your property values, and comply with the deed restrictions, a Request For Home Improvement Approval Form must be submitted to the Architectural Control Committee (ACC) before any home exterior improvements take place. Any homeowner or group of homeowners shall be required to notify the ACC, in writing, before proceeding with planned improvements and/or changes to their deed property. The ACC has the right to ask the homeowner to remove any unapproved modification and/or improvement from the property. The latest Request For Home Improvement Approval Form can be found on our website, [www.countryvillagehoa.org](http://www.countryvillagehoa.org), by clicking on the tab labeled Documents, Forms, Info.

### Cleaning up after pets reminder

A friendly reminder for all pet owners, please pickup after your pets when walking them throughout the community.

Please look for the pool schedule and other useful information inside this edition of our newsletter.

Country Village Board of Directors

## BOARD OF DIRECTORS

Allen Teague	<a href="mailto:ateague5@gmail.com">ateague5@gmail.com</a>
Nathan Feldpausch	<a href="mailto:ngfeldpausch@spectraenergy.com">ngfeldpausch@spectraenergy.com</a>
Nelson Ocampo	<a href="mailto:ocampo.nelson@gmail.com">ocampo.nelson@gmail.com</a>

## IMPORTANT NUMBERS/INFORMATION

**Management Company:** 281-531-0002  
RealManage, Manager: Amber Parker  
16000 Barkers Point, Suite 250 Houston, TX 77079

**Constable:** 281-463-6666

**Trash Company:** 713-787-9790  
V.F. Waste Services  
[www.vfwasteservices.com](http://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](mailto: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

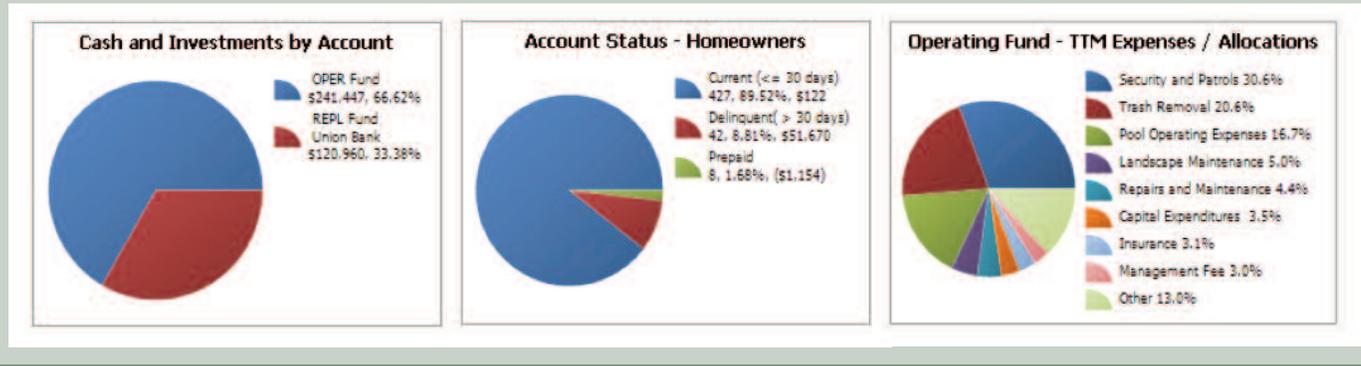
**Clubhouse Rentals:** 281-531-0002 ext. 1303  
Call Amber Parker for availability and to request a rental form or via email to: [couvilla@ciramail.com](mailto:couvilla@ciramail.com). Forms are also available on either our website, [www.countryvillagehoa.org](http://www.countryvillagehoa.org) or RealManage's portal at [www.realmanage.com](http://www.realmanage.com). Deposit is \$200.00. Rental fee is \$100.00.

**Community Website:** [www.countryvillagehoa.org](http://www.countryvillagehoa.org)

# COUNTRY VILLAGE 2017 Q1 FINANCIAL SUMMARY

So far this year for the first quarter we have received 89% of residents' paid dues, so we still have a little way to go to ensure we achieve expected revenue from annual dues. Expenses have been right about what we have expected YTD with a run rate of approximately 97% of budget which includes some unplanned repairs to the electrical services in the community playground and common areas. There will be some additional major repairs to the sewer lines that support the community center as time has eroded the lines and leaks have prevailed so this will need to be replaced. As for the reserve account, recall we had to spend about \$50K from this in 2016 to repair and remedy pool related concerns to pass pool inspection. Currently holding steady at \$120K. The below diagrams illustrate the budget break down and other financial metrics. All this information can be found on the CV Portal for anyone who is interested in viewing them.

Kind regards,  
Allen Teague, CV Treasurer



## Book Club

The June meeting will be on June 12th and will be held at the home of Ellen Davidson at 1415 Lakecliff Dr. The book for June us *"Big Little Lies"* by Liane Moriarty. If you would like more information about attending a book club meeting, please contact Sandy Wake at [skwake1@aol.com](mailto:skwake1@aol.com).



Better Homes and Gardens Real Estate Gary Greene . . .

*#1 Brokerage in Houston!\**

A CLEAN SWEEP THROUGHOUT THE FOLLOWING CATEGORIES:

**Listings Taken**

52% more than company #2

**Listings SOLD!**

51% more Listings than company #2

**Buyer's CLOSED!**

27% more Buyers than company #2

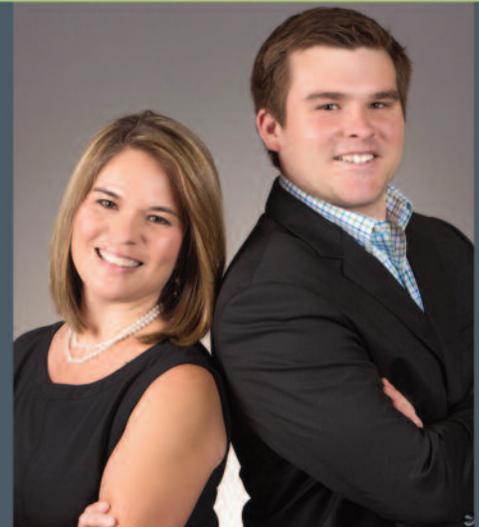
**Total Homes SOLD!**

43% more homes sold than company #2

**Total Dollar Volume SOLD!**

\$49 Million more than company #2

**THALIA & JOSH**  
GUDERYON



281.220.1515

[info@GGHomeTeam.com](mailto:info@GGHomeTeam.com)

[www.GGHomeTeam.com](http://www.GGHomeTeam.com)

*Thank you for  
choosing us  
to represent you!*



**GARY  
GREENE**

\*Source: HAR MLS Ranking Report for the year 2016

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# 2017 POOL SCHEDULE!

## May 27th through June 1st

Mondays through Fridays	Closed
Saturdays	10:00AM – 9:00PM
Sundays	10:00AM – 9:00PM
Exceptions:	
Monday, May 29th (Memorial Day)	10:00 AM – 9:00PM

## May 3rd through August 20th

Mondays	Closed
Tuesdays	10:00AM – 9:00PM
Wednesdays	9:00AM – 8:00PM
Thursdays through Saturdays	10:00AM – 9:00PM
Sundays	9:00AM – 8:00PM

## May 21st through September 4th

Mondays through Fridays	Closed
Saturdays	10:00AM – 9:00PM
Sundays	10:00AM – 9:00PM
Exceptions:	
Monday, September 4th (Labor Day)	10:00 AM – 9:00PM

## Recycle Bicycles

The Chain Reaction Ministries (CRM) Bicycle ReCycle Day that was held in April was a huge success. On behalf of the CRM I want to thank all who donated bikes for its recycle day. I picked up 12 bikes from our neighbors in Country Village and over 75 bikes were dropped off at Wilchester Elementary School. At the same time over 20 bikes were rehabilitated and brought to usable condition by the volunteers at the workday on the church campus. CRM volunteers meet once a month for a workday to fix the bikes we have, as a result our supply continuously needs to be replenished. If you missed the opportunity to donate a bike to CRM last Saturday and you have one you would like to donate or know of one, we would still like to have it. Please contact me at 281-507-9938 and I will be happy to pick it up. We accept bikes (or trikes) of any type, in any condition; used, not used, rarely ridden, dusty, rusty, boys or girls, adult or child. Thank you. Monte Dunten



## Heavy Trash Pick-up

Thursday is the day that heavy trash is picked up. You must call VF Waste at 713-787-9790 to request heavy trash pickup. If you put something out for regular trash pickup, and it is NOT picked up, then please call VF Waste to let them know to schedule a pickup at your home. There are times we will see discarded furniture, pieces of concrete, old appliances, large tree limbs etc. in front of homes, and these items will need to be scheduled to be hauled off.



Thanks in advance for your help.  
Country Village Board of Directors

## The Villagers Swim Club



Calling all Country Village kids! It is time to go swimming! The Villagers Swim Club is a fun and competitive neighborhood summer swim team that was established in the mid 1970's (it includes 8 neighborhoods). All practices take place during the months of May and June at the Village Place pool and the swim meets are in June.

Swimmers must be under the age of 18, be comfortable in the water, and able to swim a few strokes independently in order to join. In order to participate in a meet, swimmers must be able to swim 25 yards freestyle in less than 75 seconds.

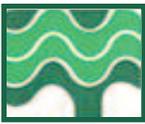
We have some wonderful coaches and volunteers that keep our swimmers safe in the water and teach them some great swim techniques.

Practice is every day and registration ends the end of May. Please check [villagerpiranhas.swim-team.us](http://villagerpiranhas.swim-team.us) for the schedule and to get registered. Parents are required to volunteer to help the swim team.

We look forward to seeing you at the pool!

For more information please contact [VillagerPiranhas@gmail.com](mailto:VillagerPiranhas@gmail.com) or Anna Heinzelmann at [heinzeln@gmail.com](mailto:heinzeln@gmail.com).

*If you haven't done so already, please pay your dues as soon as you can.*



# COUNTRY VILLAGE

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Nikita Khambe 281.826.9923 nikita@realtude.com

Your friendly neighborhood REALTOR!

## COUNTRY VILLAGE SOCIAL ACTIVITIES



Bennett, Holden and Aaron Rodriguez with Penny Cottontail



Winner of the Golden Egg Aja Morales (on the left)



Elissa and Tessa Green



Holly Maria, Nico and Nelson Ocampo with Penny Cottontail

The Country Village Annual Easter Egg Hunt was held on Saturday, April 1st at the club house and all the surrounding areas. It took the Easter bunny a quiet a long time to hide almost 1,000 eggs, but only moments for kids, with their keen hunting skills, to find them all. The event was well attend by over 100 kids, parents, uncles, aunts, and grandparents. A big thank you to Penny Cottontail aka Corrie Kennelly for entertaining all the children and the older but young at heart.

### For the Grown Ups

The Country Village Social Activities Team will be hosting a "For the Grown Ups" Happy Hour! This event will be held on Friday, July 14th at 6:30pm at the Club House and the covered area right outside the Club House. We ask those attending to bring a appetizer or a dessert to share and your choice of an alcoholic or non-alcoholic beverage. Don't forget your bathing suits, but please remember no glass containers in the pool area.

From,  
Amanda Seiler and Corrie Kennelly  
Country Village Social Activities Team (CVSAT)