



COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER
WINTER 2026

BRIEF

From The Board

Over the past year, our revitalized green space has truly come to life. Since reopening, it's been wonderful to see the level of activity steadily grow—pickleball and tennis courts are buzzing, the playground is full of energy, and the paths are being used by walkers, joggers, and cyclists. This space has become a genuine hub for neighbors of all ages, and that shared energy is exactly what the revitalization was meant to inspire.

As we continue to enjoy this beautiful area together, consider a gentle reminder to please pick up after your pets. Keeping the green space clean and welcoming helps everyone including kids at play, people exercising, and neighbors simply enjoying a walk have the best possible experience. Thank you for helping to keep our community space safe, clean, and enjoyable for all.

We are now accepting board nominations in preparation for our upcoming annual meeting (date to be determined). Two current board members, **Scott Sevigny** and **Anna Heinzelmann**, are up for re-election. Board positions are two-year terms, and serving is a great way to contribute to the stewardship and direction of our community. Additional details about the nomination process and meeting date will be shared as they become available.

Thank you to everyone who helped plant the ten new trees recently added to our park, and to the volunteers who continue to care for them by watering each week. These efforts make a lasting difference for our green space and our community. Special thanks to **Melina Evdemon**, **Josh Costea**, **Lisa Williams**, **Fabian Owens**, **Anna Heinzelmann**, **Mary** and **Carl Jones**, and **Erin** and **Balaam Valdez** for their outstanding dedication and hands-on support. Because of you, these trees are off to a strong and healthy start.

Annual assessment notices were mailed in November. Payments will be considered late after January 31, 2026. If you are unsure whether your assessment has been paid, you can check your account online through our HOA website, Graham Management. Accessing your account online is the quickest way to confirm payment status and avoid late fees.

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

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: dehaaszoef@sbcglobal.net.



Sarah deHaas



2025 Year End Market Report

06

Number of homes available

02

Pending Sales

24

Homes Sold

61

Avg. Days on Market

\$765K

Highest Sales Price

\$502K+

Avg. Sales Price

\$197.72

Avg. Sales Price Per Sq.Ft.

\$230K

Lowest Sales Price

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



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Book Club



A Look Back at Our 2025 Book Club Year

As we turn the page on 2025, it feels like the perfect moment to pause and appreciate what a rich year it's been for our book club. This year wasn't just about the books we read—it was about the conversations they sparked and the laughter they inspired.

Our reading list took us everywhere. We explored new voices and familiar favorites, crossed genres, traveled across continents and decades, and occasionally wandered into books that challenged us (and sometimes divided the room—in the best way). From heartfelt novels to thought-provoking nonfiction, each selection gave us something to chew on long after the final page.

What truly made 2025 special, though, were the discussions. Some meetings were lively and spirited, others thoughtful and reflective, but everyone reminded us why we keep showing up. We shared different perspectives, personal stories, and insights that made the books feel bigger and more meaningful than they ever could on their own.

Beyond the reading, this year was full of small moments that matter, cozy meeting nights, being well fed, inside jokes, and the simple joy of setting aside time in busy lives to connect. Our book club continues to be a space where ideas are welcomed, opinions are respected, and friendships are strengthened.

As we head into 2026, there's a lot to look forward to, new books, fresh discussions, and more chances to gather around stories we haven't met yet. Thank you to everyone who read along, showed up, and made this year such a memorable chapter.

Here's to another great year of reading together.

Monday, February 9th, ***Call of the Camino*** by Suzanne Redfearn

Monday, March 9th, ***Briar Club*** by Kate Quinn

If you are interested in joining or trying our book club out, please contact Amanda Seiler at atseiler@comcast.net. We meet every second Monday at 6:30pm.

Amanda Seiler
713-854-5529

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.





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Seasonal Preparedness Tips

Hard Freeze Preparedness: Be prepared for the continued possibility of hard freezes in our area by focusing on the "4 P's": People, Pets, Pipes, and Plants. Essential actions include checking on people you know who may not have adequate protection against the cold, winterizing sprinkler systems, wrapping outdoor pipes and faucets with insulation, bringing pets and potted plants indoors. Stock up on non-perishable food, water, flashlights, and blankets. Never use generators or ovens for heat as these can pose carbon monoxide poisoning risks.

Sprinkler System Check: Be sure to check irrigation systems for damage after freezing weather and when you're ready to turn them back on, adjust timers for lower water usage.

Pre-Spring Lawn & Yard Care: Pre-spring lawn care focuses on cleaning, clearing debris, and controlling weeds before active growth starts. Key tasks include applying pre-emergent herbicides in Feb/Mar (when soil reaches 55°F) to prevent weeds, sharpening mower blades, and testing soil. Clean, aerate, and lightly fertilize to prepare for a healthy, green, and lush lawn. Avoid heavy lawn fertilization until April. Avoid cutting or "scalping" grass too early; wait until late February or March to prevent exposing roots to late freezes.

This time of year is the time to plant hardy perennial herbs, azaleas, and rose bushes. You can also brighten up your yard with flowering plants like pansies and snapdragons. Refresh mulch in garden beds to conserve moisture and suppress weeds. Prune deciduous trees and shrubs (crape myrtles, Vitex) before they break dormancy and remove damaged limbs.

Vehicle Safety: Check tire pressure (it drops in the cold) and ensure your car battery is in good shape as the cold snaps can zap the life from older batteries and risk leaving you stranded needing a jump.

The Village Piranhas Swim Team

2026 Summer Swim season is right around the corner! The Briar Forest Swim League is working on the meet calendar and Village Piranhas Board is coordinating coaches, CITs (coaches in training) and volunteers for all of the fun events and activities for our team.

We are so excited to be swimming at the Country Village Pool (12042 Riverview) again this year. The Country Village community has been extremely welcoming to our team.

General registration will open April 1st. Priority registration will open the week before.

For more information, check out our website at www.villagerpiranhas.com. If you have any questions or would like to volunteer, please email us at villagerpiranhas@gmail.com.



SECURITY

Winter is in full swing. Please be mindful when out and about in the neighborhood as the colder weather may bring ice with it. If you're going out of town, precinct 5 constables offer a vacation watch. Go the website and download the form and email it back:

<https://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. Recently we haven't had much criminal activity in the neighborhood, but that doesn't mean you shouldn't stay diligent. Don't be a victim, lock your vehicles and keep valuables out of sight. Call the constable if you see anything suspicious. Their number is 281-463-6666. Consider programming it as one of your favorites for quick access if ever needed.

Please be sure and lock all doors at night, as well as security gates. If you have cameras make sure they are charged and functioning. Also consider swapping out older flood lights for newer LED security lights as the bulbs cannot be unscrewed.

Be safe everyone.

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 CVillageWomensClub@gmail.com. We look forward to meeting all of you very soon to bring you your welcome packet!

Yard of the Month

Nell and John Gibbons at 11923 Drexel Hill are our November 2025 YOTM winners.

Their yard is always so well kept and decorated nicely and the grass is the envy of the neighbors. It's so thick that your feet almost disappear when you step in their yard.

Thank you to our lovely neighbors who take such pride in keeping their yard so beautiful.

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



Country Village Women's Club News

We had a wonderful Women's Club Holiday Party hosted by Corrie and John Kennelly. Thank you, Corrie and John, for opening your lovely home to us! We also enjoyed the musical talents of The Lords of Kool, thanks to the sponsorship of Thalia Guderyon & The Guderyon Team, Compass: Real Estate & Homes.

Dates and tentative programs for the rest of the 2025-26 season are:

- Feb 19th: Orchids talk
- Mar 19th: Line dancing
- Apr 16th: Accessories exchange
- May TBD: Spring event

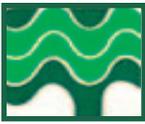
Ladies of Country Village, don't miss out, come join us! This is a great way to get to know your neighbors, learn interesting things, and stay informed about the neighborhood...all with snacks and wine! We meet monthly from August to April, typically the 3rd Thursday at 7 PM. New faces are always welcome!

Up to date information on the Club's events are posted on the Facebook group: Country Village Houston. For more information or to be added to our meeting invite distribution list, please email CVillageWomensClub@gmail.com.



Fun times at the Women's Club White Elephant Exchange Party on January 15





COUNTRY VILLAGE

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2025 Christmas Lighting Contest

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

First Place Winner

Brian and Elizabeth Boelsche, 11814 Chase Lake Dr.



Second Place Winner

Chad and Lizbeth Rawlings, 11930 Riverview Dr.



Third Place Winner

Matt and Crystal Berger, 11919 Pebble Rock Dr.

