

COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER
SUMMER 2018

BRIEF

From The Board:

2018 Maintenance activities update

The Board and our management company have been working diligently to maintain our community infrastructure effectively and spend our dues efficiently. Some recent activities include:

- minor pool repairs for open season
- repairs to fencing and gates around the playground, pool and garden area
- replenishment of the engineered wood chips in the playground

Upcoming activities being considered/quoted/scheduled include:

- repairing/replacing the lights in clubhouse parking lot
- replacing window blinds and ceiling fans in the clubhouse
- plumbing repairs for the clubhouse
- removing dead trees in green space behind tennis courts

We appreciate the help we get from our fellow homeowners in keeping us apprised of needed repairs and other community issues.

Change in bylaws for 2019

The Board, through legal counsel, is currently working on completely revamping the association bylaws to bring them in compliance with 40 years of legislation. This is NOT a revamp of the deed restrictions. The deed restrictions govern the neighborhood and those documents will remain as they are. The Board's focus is revamping the bylaws, which governs the HOA board itself. The Board has contracted with one of the most well reputed HOA law firms in Texas to draft the bylaws and will be reviewing them to be tailored to the association's needs. The Board plans on releasing a draft for community review later this year and presenting a final version for community vote either at or before the next annual meeting.

(continued on next page)

BOARD OF DIRECTORS

<i>Wenni Guo</i>	<i>President</i>
<i>Don McWilliams</i>	<i>Vice President</i>
<i>Nelson Ocampo</i>	<i>Secretary</i>
<i>Michael Smith</i>	<i>Treasurer</i>
<i>Daniel Wang</i>	<i>Director</i>

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: 866-473-2573
RealManage, Manager: Bernadette Aham-Neze
16000 Barkers Point, Suite 250 Houston, TX 77079

Trash Company: 713-787-9790
V.F. Waste Services 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 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 Bernadette Aham-Neze for availability and to request a rental form or via email to: couvilla@ciramail.com. Forms are also available on either our website, www.countryvillagehoa.org or RealManage's portal at www.realmanage.com. Deposit is \$200.00. Rental fee is \$100.00.

Community Website: www.countryvillagehoa.org

2018 Pool Hours

June 2nd through August 26th

Mondays Closed
 Tuesdays through Sundays 10:00 AM – 9:00 PM

August 27th through September 3rd

Mondays through Fridays Closed
 Saturdays 10:00 AM – 9:00 PM
 Sundays 10:00 AM – 9:00 PM

Exceptions:

Monday, Sept. 3rd (Labor Day) 10:00 AM – 9:00 PM

Pool access is controlled via key fob. Please contact the management company to acquire a key fob or if your existing key fob is not allowing access. The latter can often be resolved with just one phone call.

From The Board (continued)

Communications with the HOA Board

In an effort to offer a streamlined communication experience for association members and residents, the HOA Board members will no longer be using their personal email addresses to communicate. The official forms for communication with the HOA Board will be:

- via the "Contact Us" form at www.countryvillagehoa.org – this emails your message to all the Board members and the management company
- via the management company;
- via the scheduled monthly HOA Board meetings by registering with the management company as a speaker beforehand

Community Garden

We are always looking for gardeners to join our community garden located just west of the tennis courts. We will be planting again in the fall and welcome anyone who is interested. Please contact heinzel@gmail.com for more information.

SWIM TEAM

The Villager Piranhas have had another successful season. We came in 2nd in the league and broke 5 league records while having a blast and getting to know neighbors. It is amazing to watch children who can barely swim become strong swimmers within a month as well as watch older children get faster every year and meet their personal goals. If you want to check on how your old team is doing or you are interested in joining us next year, our website is www.villagerpiranhas.com and we can be found on Facebook. You can also contact villagerpiranhas@gmail.com if you have any questions.



MID YEAR MARKET REPORT

January 1, 2018 - June 30, 2018

Number of Homes Available	10
Pending Sales	4
Number of Homes Sold	11
Highest Sales Price	\$465,000
Lowest Sales Price	\$219,900
Average Sales Price	\$357,173
Average Sales Price per Square Ft.	\$133.98
Average Days on Market	55

We hope you enjoy this mid year market report. If you would like a free market analysis, need tips to get your home ready for sale or have a real estate related question, do not hesitate to call, or send us an email.

THALIA & JOSH GUDERYON



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Upcoming Events

Summer Bash

The dog days of summer are winding down and there's time for one last hurrah! Come join your Country Village neighbors for the "End of Summer Bash!". The Social Events team is putting together a splashtacular event to be held on Friday, August 17th, starting at 6:00pm. Bring your bathing suits and towels for a dip in the pool, have some pizza and snacks, then at 8:00 pm, a movie on the big screen in the park/playground will begin. The pizza, popcorn and all the paper goods will be provided by the CV Social Events Team. We ask that you bring either an appetizer or a dessert to share and of course your beverage of choice. Tables will be set up in the CV clubhouse and on the deck to keep the food cool and out of the sun. It is a must to have popcorn for movie watching, and we will have plenty to share!

If you have any questions please contact one of your CV Social Events Team members:

Amanda Seiler – 713-854-5529

Brittany Milward – 912-306-0706

Corrie Kennelly – 281-685-9235

Laura Payne – 713-540-9357

Book Club

The CVWC Book Club continues to meet on the second Monday of every month at 7:00 in various members homes. The book selected for the August 13th meeting will be "The Killers of the Flower Moon" by David Grann, and Sue Beck will be hosting this meeting. The September 10th meeting will be at the home of Judy Vance and the book of the month will be "Round Midnight" by Laura McBride. If you enjoy reading, come join the fun and meet some of your neighbors in a relaxed setting and share wonderful food and wine! If you have any questions about the Book Club, contact Sandy Wake at skwake1@aol.com.

The Women's Club

The women's club will celebrate their champagne social on Thursday, August 16, 2018 at 7pm. We will meet at Karen Smejkal's home on 11822 Cedar Pass Drive. We encourage new faces to attend. Everyone is welcome! This year we will be having an array of fun monthly events. We look forward to your attendance and company. If you have questions please email: cvillagewomensclub@gmail.com.

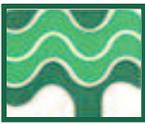
National Night Out

Save the Date of October 2, 2018. More details to follow, but if this year is anything like previous years, it will be an awesome event held up at the clubhouse. It's a great way to meet new and old neighbors alike as well as some of the folks from our local sheriffs' department. If you'd like to volunteer to help pull this together please contact Corrie Kennelly (cmkennelly1@comcast.net) or Amanda Seiler (atseiler@comcast.net).

Save the Date for the next Gourmet Dinner!

The Fall Harvest Gourmet Dinner will be held at the home of Mary and Carl Jones on Saturday, October 20th. An email will be sent out in September for those who are interested. If you would like to receive emails about future Gourmet Dinners, please contact both Sarah de Haas - dehaaszoef@sbcglobal.net (281-389-4459) and Amanda Seiler – atseiler@comcast.net (713-854-5529) to have your name added to the email list. Our last Gourmet Dinner was in February, held at the home of Catherine Marchand and Robin Converse. The group had so much fun with the theme "Breakfast for Dinner". We even came dressed in our PJ's to get into the spirit!





COUNTRY VILLAGE

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SECURITY UPDATE



To the residents of Country Village, please make sure that you have the Constables' phone number on your cell phones:

Harris County Precinct 5 - 281-463-6666

We have a Constable substation on Dairy Ashford, so response times are very fast. Please call them if you feel something is out of the norm.

If you are not receiving "Security email alerts" and would like to receive them, please send a request to JCKennelly1@gmail.com.

John Kennelly, Security Director

DEED RESTRICTIONS: Remember to always obtain Architectural Control Committee approval before making any changes to the exterior of your home.

Yard of the Month Winners!

May Yard of the Month

Bobbie and Les Antalffy purchased their lovely home at the corner of Summerdale and Heathwood in 1974. It's quite impressive how their front and side yards are always a blaze of color.

Originally from Adelaide, Australia, they chose our neighborhood as the perfect safe and friendly place to raise their children. To quote Bobbie upon being awarded Yard of the Month "Our yard is part of our home; and home is where the heart is!" P.S. The Antalffy's give credit to their yard crew of many years and to Tru Green.



June Yard of the Month

Matt and Cheri' Menard at 1430 Lakecliff won June Yard of the Month. They bought their house in May 2016 and have done all of the landscaping and lighting themselves. Cheri' said "it's been a work in progress, but a labor of love." They are LSU graduates and have one young son and a baby on the way.

