

COUNTRY  
VILLAGE



# THE COUNTRY VILLAGE

YOUR  
COMMUNITY  
NEWSLETTER

WINTER 2017

# BRIEF

## From The Board:

Dear CV Residents:

Each year in January we conduct our Annual Meeting at which time we elect our Board of Directors. Although you don't have to participate in the election process, choosing to do so contributes to the success of our community. When you do participate, your role as a rule abiding member expands to include that of a voting member. You also have the opportunity to attend our Board of Directors meetings on the second Tuesday of every month in order to better understand the business decisions made by the Board. When you choose to attend those meetings, your role as a rule abiding, voting member now expands to include that of a participating member. And when you choose to serve the community, whether on a committee or on the Board of Directors, you accept another role and become a rule abiding, voting, participating and contributing member! So, let's all work at recognizing what roles we can play in our community, how we each can make a contribution.

We would like to take this opportunity to welcome new neighbors to the community. The following residents have recently joined the community:

Josh Fontenot, Briar Forest  
Ahreun Ryo, Briar Forest  
Stephen & Ashlee Wilson, Briar Forest  
Christina Simpson, Riverview  
Kunal & Priya Mishra, Riverview  
Robert Walker, Jr. Family, Ashmead Dr

Liz & Andrew Parker, Riverview  
Becky & Ben Songer, Summerdale  
Randy & Debra Simpson, Mossy Stone  
Marie & Pierre Parra, Cedar Pass  
Yad Jayanth, Pebble Rock

Welcome to the neighborhood!

CountryVillage Board of Directors

### BOARD OF DIRECTORS

Allen Teague	ateague5@gmail.com
Nathan Feldpausch	ngfeldpausch@spectraenergy.com
Khusro Waliulla	kwaliulla@yahoo.com
Nelson Ocampo	ocampo.nelson@gmail.com
Benjamin Smith	Bxsmith3@gmail.com

### IMPORTANT NUMBERS/INFORMATION

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

**Constable:** 281-463-6666

**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](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 Carr 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 2016 FINANCIAL SUMMARY

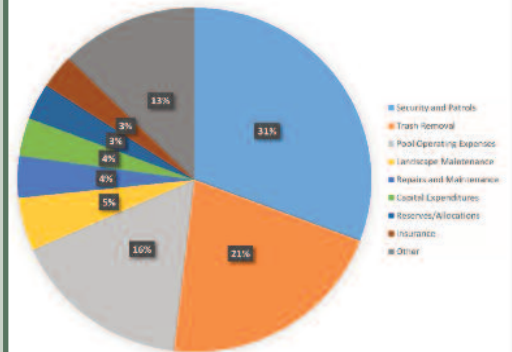
The year-end 2016 financial performance for CV took a little bit of a hit this year due to unanticipated capital improvements that needed to be made to the pool amenities to pass city inspection that previously had not been flagged. Much of the capital needed to make the repairs had to come out of the reserve account thereby reducing the fund balance, but that is what it is for. For 2017 the Board spent exhausting hours working to pull together a budget that would account for more of the unanticipated repairs and maintenance to avoid further withdrawals from the reserve we have worked so hard to build up and need to continue doing. As such, the Board found it necessary to raise the dues to keep up with growing costs from some of our contracts and services. It should be noted that this is the first time the Board has raised the dues in 4 years. We are off to a good start but have only received 82% of homeowners' dues to date so please do get your dues paid as soon as you can. The below diagrams illustrate the budget break down and our performance against last year's budget. We hope to reverse the trend assuming no major surprise expenses. All this information can be found on the CV Portal for anyone who is interested in viewing them.  
Kind regards, Allen Teague, CV Treasurer

Operating Fund Revenue and Expense Summary	December 2016 - YTD				Performance Indicator
	Budget (\$)	Actual (\$)	Var. (\$)	Var. (%)	
Revenue	\$328,440	\$384,773	\$56,333	17%	↑
Direct Expenses	\$306,673	\$349,192	\$42,519	14%	↓
G&A Expenses	\$54,440	\$55,896	\$1,456	3%	→
Other Expenses	\$0	\$15,651	\$15,651	0%	→
Total Operating Expenses	\$361,113	\$420,738	\$59,625	17%	↓
Net Surplus/(Deficit)	(\$32,673)	(\$35,965)	(\$3,292)	10%	↓

Consolidated Fund Balance Sheet Summary	December 2016 - YTD				Performance Indicator
	Previous Year End (\$)	Current Month End (\$)	Change (\$)	Change (%)	
Assets	\$445,735	\$407,366	(\$38,369)	(9%)	
Liabilities	\$227,789	\$208,759	(\$19,030)	(8%)	
Operating Fund	\$96,808	(\$7,180)	(\$103,988)	(107%)	↓
Replacement Fund	\$85,471	\$51,138	(\$34,333)	(40%)	↓
Common Property Fund	\$14,243	\$14,243	\$0	0%	→
Total Fund Balances	\$196,522	\$58,201	(\$138,321)	(70%)	↓
Liabilities & Fund Balances	\$424,311	\$266,960	(\$157,351)	(37%)	

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

Operating Fund-TTM Expenses/Allocations



## YEAR END MARKET REPORT

Number of Homes Available	5
Pending Sales	5

Number of Homes Sold	45
Highest Sales Price	\$480,000
Lowest Sales Price	\$180,000
Average Sale Price	\$319,215
Average Sale Price per Square Ft.	\$133.34
Average Days on Market	45

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# COUNTRY VILLAGE SOCIAL COMMITTEE VOLUNTEER REQUEST

Planning for the 2017 Social Events for the Country Village Community is underway. We have a budget for several events, but we can't do them without your help. Some of the events in the past have been an Easter Egg Hunt, Memorial Day Pot Luck, 4th of July Parade, Movie Night, National Night Out, and Cookies with Santa.



From years of experience the committee has streamlined the prep work to ensure each event's success by working in teams to minimize each member's time commitment. The committee could use an infusion of new members again this year. The commitment of time can be minimal by volunteering to work with a team on these events.

If you've enjoyed being part of these social events over the years or you are a new resident in our community, please contact Amanda Seiler at [atseiler@comcast.net](mailto:atseiler@comcast.net) or 713-854-5529 and/or Corrie Kennelly at [cmkennelly1@comcast.net](mailto:cmkennelly1@comcast.net) or 281-685-9235 and volunteer. The Social Committee hopes to attract young and old – male and female volunteers from the whole neighborhood.

It's a fun group – after all we're planning parties – what could be more enjoyable! Take the time to send that email to Amanda and/or Corrie. A few hours of your time will be invaluable in keeping these events a part of Country Village tradition.

## Women's Club Invites You To Join Us!

All women in our neighborhood are encouraged to join the Country Village Women's Club! What a great way to get to know your neighbors, learn about interesting topics, and relax with a glass of wine; and bonus - stay informed about Country Village. We meet the 3rd Thursday of every month from August to April. More details can be found on the community website at: [www.countryvillagehoa.org](http://www.countryvillagehoa.org), under the heading "Clubs".

## 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

## Book Club

The CVWC Book Club will be reading the novel *"Extremely Loud, Incredibly Close"* by Jonathan Safran Foer for February. The February meeting will be held at 7:00 p.m. on Monday, Feb 13th, at Sandy Wake's home at 1507 Haven Lock Dr. For our January meeting we read *"Dead Wake"* by Eric Larson.



Any resident of Country Village is welcome to join us at our meetings which are held on the first Monday of the month. It's a fun group of women that meet at a different member's home each month, complete with snacks and wine. You're welcome to attend even if you haven't had a chance to read the book.

Sandy Wake is president of the book club. If you have any questions feel free to reach out to her at 281-496-4147.

## PICKING UP AFTER PETS

The HOA Board continues to get complaints about residents walking their dogs and not cleaning up after their pets. Please make sure that you pick up any waste from your dogs when walking them. This helps keep our community as pristine as possible. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in a neighborhood. Thank you for your cooperation!



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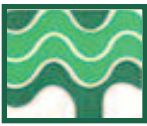
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