



COUNTRY
VILLAGE



THE COUNTRY VILLAGE

YOUR
COMMUNITY
NEWSLETTER

FALL 2025

BRIEF

From The Board

As the leaves begin to change and cooler weather finally settles in, we want to take a moment to thank everyone for helping keep our neighborhood such a welcoming and beautiful place to live. From the well-kept yards to the friendly waves during evening walks, it's the people here who make our community feel like home.

Over the past few years, our neighborhood has worked hard to maintain and improve our shared spaces while keeping fees stable. We came together to renovate our tennis courts and green space through a special assessment. Those improvements turned areas that had become unusable (and a potential liability) into spaces we can once again enjoy. I'm happy to say we now regularly see people utilizing the clubhouse amenities. It has been a wonderful success.

As part of the assessment, we committed to holding annual dues steady for at least three years to avoid adding to that financial burden. Since then, the cost of essential services has continued to rise - garbage collection is up over 20% in the last two years, pool maintenance costs have increased, and our constable contracts have gone up over 10% in the last two years.

To keep up with these necessary expenses, maintain the quality of our amenities, and build our reserve fund to avoid future special assessments, the annual HOA dues will increase from \$820 to \$950 per year starting next year. You will see this on your end of year notice from Graham Management.

This adjustment keeps us in line with surrounding neighborhoods while ensuring we can continue to provide the safe, well-maintained community we all value. We appreciate your understanding and continued support as we maintain fiscal responsibility for our neighborhood.

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



Seasonal Sweets From Our Home to Yours

Holiday Haystacks

- | | |
|---------------------------------|--------------------------------|
| 2 cups white chocolate chips | 1/2 cup shelled pistachios |
| 3 cups chow mein noodles | Red nonpareils, for decorating |
| 1/2 cup roughly chopped almonds | |

Line 2 baking sheets with parchment. In a heatproof bowl over a pot of simmering water, melt white chocolate chips, stirring occasionally (4–5 min). In a large bowl, mix noodles, almonds, and pistachios. Pour melted chocolate over and stir to coat. Drop 24 tablespoon-size mounds onto baking sheets, sprinkle with nonpareils, and let set about 1 hour. Store in an airtight container up to 4 days (or refrigerate up to 1 week).



Thalia, Josh & Jessika Guderyon

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2025 CV MAKER'S MARKET & POTLUCK LUNCH

Maker's Market - Saturday - November 15 11am - 2pm

Support your local artisans by shopping with us for unique gifts, home decor, etc. ***Featuring neighborhood residents who will be selling a wide range of items including:***

- Baked Goods
- Garden Art
- Body Scrubs
- Home Accessories
- Holiday Decor
- Jewelry
- Candles
- Plants
- and much much more!!



If you are interested in participating as a vendor (there is no fee), please reach out to us at cvillagesocialevents@gmail.com.

We will provide vendors with the final details by Nov 2nd.

Potluck - Saturday - November 15 from 11am - 2pm

Let's gather - and bring your favorite dish to share. Bring any dish you want whether it's a larger salad, dessert - anything you wish to share. Now that the weather is nicer its time to come out and meet up with neighbors and meet new ones. We have had a lot of new residents move in - let's get to know them while enjoying some good food and a swim in the pool. We will have tables underneath the clubhouse pavilion for the food.



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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Calling All Book Lovers!

Our Country Village Book Club meets the 2nd Monday of the month at 6:30 PM at a member's home.

Our next meeting will be in November at the home of Carol Pehlman. We'll be discussing *The Home Front* by Kristin Hannah, with Sue Beck leading the discussion.

We always welcome new members—whether you're an avid reader or just looking to try something new, come join us!



Holiday Tradition:

Each December, we celebrate with a fun Christmas movie night—we order pizza, and members bring desserts and wine to share.

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



Positive Interaction Program (PIP) Citizens and Police ... Friendship Through Education

The Houston Police Department has had a Community Service Division since the Seventies. When a group of citizens requested a presentation on a crime prevention topic, they would send one of their officers to the group and advise them what they could do to keep from becoming crime victims again. This is proactive policing. In 1982, out of the patrol division came the idea that citizens also need to know more about their police department before a crime occurred in their neighborhood. From this idea came the concept of the Positive Interaction Program, "PIP."

A police agency can be very confusing to most citizens. The Positive Interaction Program holds monthly PIP meetings featuring speakers from different divisions (Burglary and Theft, Homicide, K-9, Helicopters, etc.) explaining how their division operates. This is done so citizens will know what to expect, should they ever need the police.

Meetings are held on the 3rd Wednesday of every month at 7pm, Westside Police Station @ 3202 S. Dairy Ashford. This community meeting is open to all residents in the area. Their website is: <https://www.houstontx.gov/police/pip/>

Note: The November meeting will be a Chief Citywide meeting and will be located in Alief.

SECURITY

Fall is upon us, which means trick or treating, the holidays and plenty of packages showing up. Please be mindful when out and about in the neighborhood. Be sure and take your packages inside as soon as you're able to, this is the time of year people are out looking for an easy snatch and grab. 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. 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 that looks 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 older flood light security lights for newer LED security lights as the bulbs cannot be unscrewed.

Be safe everyone and enjoy the cooler weather!

Thanks,

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

Yard of the Month

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

August Yard of the Month Parvin and Nasin (wife) Fatery 1430 Heathwood



September Yard of the Month Cynthia & Jody Hernandez 1410 S. Kirkwood



October Yard of the Month Andy and Marisa Edling 12006 Riverview Dr.



Go Native: Beautiful, Low-Maintenance Plants for Houston Landscapes

Looking to create a vibrant, sustainable garden that thrives in Houston's heat and humidity? Native plants are a perfect choice. Because they've evolved to handle our local climate and soil conditions, they typically require less water, fertilizer, and maintenance—while providing vital food and shelter for pollinators and other wildlife.

For sunny spots, drought-tolerant plants like Texas Sage and the feathery Gulf Coast Muhly add texture and color even through dry spells. If you love wildflowers, consider cheerful Black-eyed Susans and Purple Coneflowers, which attract butterflies and bees throughout the summer. To add structure and year-round interest, try native shrubs and trees such as Yaupon Holly—a favorite of songbirds—American Beautyberry with its bright purple berries, or the stately Bald Cypress, known for its elegant shape and adaptability to wet or dry conditions.

Whether you're refreshing a flower bed or planning a full landscape, incorporating native plants helps conserve water, supports local ecosystems, and creates a garden that truly belongs in Houston.

A quick tip: If you share your yard with pets, always double-check whether a plant is toxic to animals before adding it to your landscape. Many beautiful options are pet-safe, but a few common species can cause issues if chewed or ingested.

Country Village Tennis Team

The Country Village women's tennis team, the Powershots, are thriving and are over half way through the season! We are currently in second place and having lots of fun. Everyone is enjoying the beautiful, new courts along with the lights, restrooms and overall amenities that our neighborhood recreation area brings. We play home games on Tuesday nights starting at 7 pm.

I encourage all the Country Village residents to come out and enjoy the facilities and meet your neighbors, as many people are out in the cooler evenings and enjoying the outdoors. Also, it is definitely still warm enough to take advantage of our beautiful swimming pool. Don't forget there is a lending library in 8th hallway behind the clubhouse if you or your children would like a book to read!

If you are interested in playing with the team, call or email Karen Swerdlow at 281-782-4856 or kswerdlow@aol.com.



Country Village Women's Club News

Women of Country Village, the CV Women's Club is a great way to get to know your neighbors, learn about interesting topics, and stay informed about the neighborhood...all with snacks and wine! Our meetings are monthly, from August to April, typically hosted by a fellow club member. New faces are always welcome!

Thursday, Oct. 16 was our Halloween soiree with a costume contest. Winners were:

- Mary Ann Birchfield for the funniest "Peter, Peter, Bugger Eater" costume
- Delane Durr for the most creative Chinese outfit
- Michelle Luehr for the sexiest witch's costume
- Janette Smith for the scariest "We Do Not Care Club" get up

Dates and tentative programs for the rest of the 2025-2026 season are:

- Nov 20th : Arts/Crafts
- Dec TBD: Holiday party
- Jan 15th: White elephant gift exchange
- Feb 19th: Orchids talk
- Mar 19th: Line dancing
- Apr 16th: Accessories exchange
- May TBD: Spring event

For more information or to be added to our meeting invite distribution list, please email CVillageWomensClub@gmail.com





COUNTRY VILLAGE

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2025 Winter Social Events Update

Halloween Celebration

Friday, October 31, 5:00–6:00 PM

Join us at the clubhouse for a fun-filled evening with pizza and the chance to snap a photo with your neighbors. Costumes encouraged!

Fall Festival Potluck & Market

Saturday, November 15, 11:00 AM–3:00 PM

Get into the holiday spirit at our Makers Market, featuring handmade goods and delicious food—perfect for early holiday shopping! (Vendor setup begins at 9:30 AM.) The potluck lunch starts at 11:00 AM. Please bring a dish to share. Soups, chilis, and grandma's casserole encouraged!

Cookies with Santa

Saturday, December 13, 1:00–3:00 PM

Bring a dozen of your favorite cookies to share and celebrate the season with Santa and your neighbors.

Yoga at the Clubhouse

*Saturdays: October 25, November 8,
and December 6, 10:00 AM*

Unwind and recharge with a yoga session at the clubhouse. All skill levels are welcome—just bring a mat and water bottle!

\$15 per yogi – payable via cash, Venmo, Zelle, PayPal, or CashApp.

We have many exciting events planned for 2026 and would love your help making them happen! If you're interested in donating, sponsoring, or volunteering, please reach out.

Questions? Contact us at:
cvillagesocialevents@gmail.com

Thank you,

Laura Miller, Erin Valdez, and Corrie Kennelly