

Committee Reports - Countryhouse HOA



Photo courtesy of Tony Daniels

Communications Committee

----- SUZANNE WHITE
suzwhite@yahoo.com

The Countryhouse Website (www.countryhousehoa.org) is maintained and updated regularly with our web host, Lowfat Designs. Recently we've been updating contact, refreshing the welcome page, and adding community photos in and around Countryhouse. Thanks to Tony Daniels and other residents for the photos. Additional enhancements are planned as we hear more from community members.

Communications Survey: Residents should have received an email from Millhouse Properties with a link to the Countryhouse Communications Survey. Many thanks to residents who have already completed the survey--we've received over 75 responses so far. If you haven't already submitted your survey, we'd really like to hear from you—it should only take a few minutes to complete, and we value your ideas and input! ([link to survey](#))

We're looking forward to using your input to enhance communications and engagement in our community. I invite you to contact me directly with your input at suzwhite@yahoo.com. We plan to share results and any related initiatives soon.

Countryhouse HOA Portal (AppFolio): If you haven't registered on the Countryhouse HOA AppFolio portal yet, please check in with Millhouse Properties—it's a great source for connecting to information and resources, including:

- ❖ the Countryhouse calendar,
- ❖ shared documents,
- ❖ the ability to submit maintenance and architecture requests.
- ❖ paying monthly dues online

You can [register online](#) or Contact Millhouse Properties at 919-968-7226 for assistance with registering or navigating the AppFolio portal.

Countryhouse Calendar and Shared Documents: The Countryhouse calendar lists meetings, communitywide maintenance projects, and other communitywide activities. Shared documents include:

- ❖ updated board information and contacts
- ❖ monthly community/board meeting minutes
- ❖ committee reports
- ❖ financial reports
- ❖ other community information.

Maintenance Committee

----- JOHN KING

Walkway Repairs – Walkway Repairs – The maintenance committee will begin their inspection of walkways in February for repairs to be done in the Spring. If you have a serious problem that needs attention now, please let Mill House know so we can take care of it.

Garage Doors – Several garage door openers were replaced last month. We continue to find originally installed openers that are close to failing. If you have an opener that does not have the sensor on the door, please let Mill House know so we can determine if it needs to be replaced soon. The sensors are on both sides of the track at the bottom.

Winter weather is coming and there is a possibility of losing power.

If you do not have a key to the emergency lock on your garage door, you need to have our garage door company, Open Door, 919-525-4803, install one for you. This will be at your expense.

Garage Lights – A reminder if the bulb on your exterior garage light needs replacing, please call Mill House. We will no longer replace the bulb because the screws to remove the globe are too rusty to get loose. The maintenance committee will remove the old light and install a new one. The new ones are open at the bottom so homeowners can replace the bulb.



photo curtesy of Tony Daniels

Maintenance Committee

----- JOHN KING

Drainage – A drainage committee has been established and will meet after the board meeting on January 16th to look at projects for this year and long-range planning. If you are interested in serving on this committee, please let Tom O’Connell know, thomas_o@bellsouth.net.

Maintenance Committee 2024

There are several projects that the Maintenance Committee will be responsible for in 2024.

- ❖ We will inspect all the walkways in February for repair in the Spring.
- ❖ The committee will inspect all the old garage windows to see which ones need to be replaced or painted.
- ❖ Inspection of all the original installed decks will take place in the Spring to determine which ones need some repair.
- ❖ We will also inspect all the porch railings to check for repairs and painting.

Landscaping Committee

Updates

----- CAROL WADE

Tree survey - The bids are coming in from several tree service companies to perform tree removal and pruning work. As soon as the last one is received, the board will make its selection and award the contract.

Homeowner Lists - We are updating the “Gardner in Residence” and “No Spray” lists. If you have any changes or wish to be added to either list, please send your wishes via AppFolio by the end of January. Also, if anyone needs a “Gardner in Residence” sign, please contact me or a member of the Landscaping Committee.

Landscaping – GCU has cut back ornamental grasses to within 6” of the ground. Nandinas and mahonias will be pruned next. Mulching will not take place this year because many areas were over mulched.

Reminders

- ❖ Please check with the Landscaping or Architecture Committee to make any changes to the outside; gravel, patios, painting doors/shutters are examples.
- ❖ Kindly remember to practice the Golden Rule and pick up your pet’s waste.



Thank you for your generosity in contributing to the Christmas collection for our landscapers.

CORRECTION! - Last month’s report stated “hard pruning” is cutting a shrub back 1 inch from the ground. It should have read 1 foot from the ground.

In Case You Missed It Insurance on your Condo

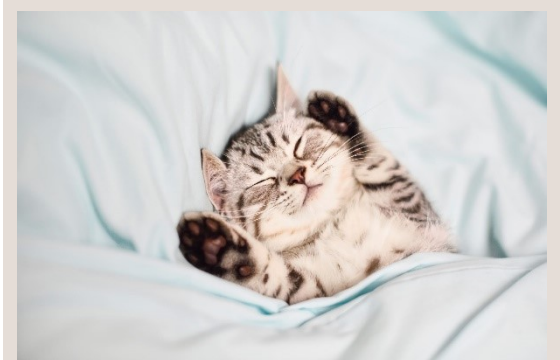
----- DIANA SINISI
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The finance committee advised back in May of last year that you should consider purchasing additional insurance on top of your HO6 insurance policy. The common HOA policy has a \$25,000 deductible and does not cover all potential damages. Reference the Homeowners’ Guide on our website for more information.
www.countryhousehoa.org

Roofing Committee

----- TONY DANIELS
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The roofing committee has nothing to report. Due to financial cycles, we’re hibernating.



Architectural Committee

Updates

----- GLENN ALEXANDER

No requests have been received so there are no updates to report.



photo curtesy of Tony Daniels



Nominating and Greeting Committee Report

----- TOM O'CONNELL
thomas_o@bellsouth.net

The Board has formed the Drainage and Erosion Committee, and we have six committed volunteers. Larry Hicks developed operating parameters for this important committee which will meet following the January Community Board Meeting to set goals. The committee members are John King, Steve Botbyl, Gray Wells, Jim Rupkalvis, Betty Robie and Helen Thompson.

Don't be afraid to volunteer for one of the active committees (I'm on the maintenance and landscaping committees plus the annual tree survey group). It's a great opportunity to meet and work with your neighbors.