



Photo by Tony Daniels

# Communications Committee

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

This past month we've focused on collecting and analyzing your input from the Landscaping questionnaires and from our last Community meeting. Our next step is to meet with each close separately in mid-June to review their unique and specific landscaping needs. Expect to receive an invitation to this meeting in a week or two.

**Countryhouse Website:** If you haven't checked out our website recently, please do. We update it regularly with all the community-related information you need in one central location.  
[www.countryhousehoa.org](http://www.countryhousehoa.org)

I welcome your feedback and suggestions so that we may better serve our community.

# Maintenance Committee

----- JOHN KING  
 Jaking1938@embarqmail.com

**Walkway Repairs** – The Maintenance Committee has completed the walkway inspection and will begin repairs in a couple of weeks. There are 83 walkways that have some type of repair needed. Most of them were where bricks were sinking. There are a few that have roots causing them to come up. The Board is procuring quotes for this work. A Reminder: the walls along walkways were installed at some time by a homeowner and the repairs to these are the homeowner's responsibility. Several walls were noted during the inspection as needing repair. Also, if your walkway needs power washing you may have it done, at your expense, during the annual power washing of the houses.

**Garage Doors** – A reminder, 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.

**UPCOMING EVENTS**

May 21 <sup>st</sup>	Community & Board Meeting The Gathering Place @ 9:30 – 11:30 am
June 2 <sup>nd</sup>	Farm to Fork at Fearrington Village @ 4 – 7 pm
June 14 <sup>th</sup>	NC Symphony (free) at Southern Village @ 8 pm
June 18 <sup>th</sup>	Insurance Q&A Community Meeting The Gathering Place @ 9:30 – 11:30 am

**LANDSCAPING SCHEDULE**

MAY	Mowing, Weeding, Pruning
JUNE	Mowing, Weeding, Pruning Shrub and Tree Survey



## Drainage & Erosion Committee

-----STEVEN BOTBYL & BETTY ROBIE

Thanks to the homeowners who welcomed us into their yards and helped us locate their drains.

The Drainage and Erosion committee has mapped every Close noting and locating some 200 drains. We have also located and mapped major road drains on Village Way, Lassiter Lane and Beechmast.

Next Steps:

- Enter all findings utilizing digital software to create a PDF Drainage Map
- Obtain pricing for yard drain and pipe cleaning.
- Develop an RFP for cleaning and grading of the roadway drainage systems.
- Locate and note 'black pipes' that come off the downspouts of many Countryhouse homes.

## Nominating & Greeting Committee

----- TOM O'CONNELL, Thomas\_o@bellsouth.net

Sue Merritt and I visited some new residents in Coutryhouse. In addition to providing some useful information about Countryhouse and the Fearington experience we are now taking photos (with permission) to immortalize the visits.

Please join us in welcoming:

Bridget Wamsley

Kathleen Lord



## Maintenance Cont'd



**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 if the screws are too rusty to get loose. We will remove the old light fixture and install a new one. The new ones are open at the bottom so homeowners can replace the bulb.

**Porch Lights** – Porch lights, both front and back, are the responsibility of homeowners. The Architecture Committee has approved Port Oxford 11” light fixture, model #111832. Price is \$84.97 at Home Depot

**Drainage** – Due to recent heavy rains we continue to have walkway flooding. If water remains on your walkway for more than a couple of hours, let Mill House know, so we may determine if you need a walkway drain.

**Deck Inspection** - The Maintenance Committee will inspect original decks in June to determine if repairs are needed. A reminder: the HOA will only make repairs to original decks. Maintenance such as power washing, staining, or painting is the homeowner's responsibility.





photo curtesy of Tony Daniels

## Landscaping Committee

----- CAROL WADE

- ❖ At the April Meeting I recognized the much appreciated efforts of our committee members. I also want to recognize the volunteers who step up every year to help with the shrub and tree surveys. Thank you to Jean Hamilton, Jim Fink, Tony Daniels, and Josie Dickson.
- ❖ Submit tree requests to a committee member, not directly to the landscaping crew. The tree survey will begin in midsummer.
- ❖ Mowing was suspended during the week of 05/13 due to the heavy rains. Pruning has begun. Mowing will be less frequent during the summer months because the grass grows slower. To prevent “brown out” it will be cut longer.

- ❖ Ticks – The risk of human infection is greatest in late Spring and early Summer. It is best to wear protective clothing while working in the yard or walking the many trails in FV (hat with wide brim, long sleeve shirt, white socks to spot ticks over pants, closed toe shoes).



Repellents containing Deet are really for mosquitos. Permethrin, an insect shield, is effective against ticks.

## Maintenance Committee Cont'd

**Beechmast Railing Inspection** – After inspecting the front wooden railings we determined that all of them should be painted. The board is seeking quotes. Remember maintenance (painting or staining) of the steps and decking is a homeowner responsibility. The HOA only provides repairs.

**Garage Window Inspection** – We are inspecting original garage windows to determine if they need to be replaced or painted. If your garage window will not stay open, please let Annetta at Mill House know.

**Special Note** – One of our active members, Richard Hiltz, and his wife Rita have moved. New member: Alvin Kilby of Sycamore Close has taken over these responsibilities.

## Roofing Committee

----- DELL FORD

The Roofing Committee did not meet this past month but is continuing to monitor requests for roof and skylight repairs, algal growth and staining concerns on garages and roofs, as well as increases in roofing supply costs that will impact how many roofs we will be able to address in the Fall.

# Landscaping – Cont’d

- ❖ Remember do not feed the deer! We live in a forested area so there’s plenty to forage for a balanced diet. We must practice ‘benign neglect’ and let nature do its job.
- ❖ It may seem like there’s water everywhere, what with all the rain. But the hot, dry summer will soon be here. Please water plants on and near your property, especially if they were recently planted. Landscapers do not water plants and the HOA will not replace neglected plants or shrubs.
- ❖ The Landscaping and the Architect Committees work very closely together. Please consult them and submit a request PRIOR to making any modifications to your property. If a modification is non-conforming, it will need to be removed at the owner’s expense, even if it is a permanent modification.

## Finance Committee

----- MARTHA MARTIN  
Martha\_martin@unc.edu

**Budget Status** - We’re on track per our 2024 budget. The monthly financial report ending 4/30/24 shows there have been no unexpected expenses or issues that have come up. We have a healthy financial position.

**Insurance** - We plan to offer a primer to homeowners’ insurance at the June Community HOA meeting to review our policy and answer your questions.

SAVE THE DATE: Tuesday, June 18, 2024. In addition, in a few months, we will have an “expert” panel on homeowner insurance including our own HOA insurance broker, a rep from State Farm with H06 policy expertise (not a sales pitch, but a thoughtful Q&A for us) and our friend and neighbor, Pat Arnold and myself. Pat is a retired Insurance Exec who really knows her stuff. It’s been enlightening hanging with her and we will share with you all in the coming months.

As always, questions about HOA finances and related issues are always welcome!

May 21, 2024



Photo courtesy of Tony Daniels

## Architecture Committee

----- GLENN ALEXANDER

- ❖ The Architecture Committee approved a new deck and stairs at 370 Linden Close. The approval is with the understanding that all necessary permits will be obtained, and the deck and stairs will not extend beyond the property line.
- ❖ The committee also approved a request to replace the existing deck and rail at 330 Whisperwood Close with light gray TREX decking, black aluminum rails and white composite posts. The approval is contingent upon receipt of any necessary permits.
- ❖ The request to approve a new rear screened door for 315 Baneberry Close is pending until issues regarding extension (beyond the property line) of the rear patio are satisfactory resolved with the Landscape Committee.
- ❖ The Board agreed the following rail colors are neutral and meet the HOG guideline to blend with the existing architecture: wood tones, browns, grays, silver (metal), clear (tempered glass), black and white.
- ❖ Please remember that all additions and renovations require approval, and the Board is obligated by our Bylaws to impose fines if this is not done. It should go without saying: you may not build on common land. Fines also apply in this case.