



Photo by Tony Daniels

# Communications Committee

----- SUZANNE WHITE

The Countryhouse website has been undergoing a major upgrade and will go live this week. As requested by our communications survey results, it will include a news section, as well as a community calendar with information about things going on throughout Countryhouse. If residents have news or events to share, please email the board at [bod@countryhousehoa.org](mailto:bod@countryhousehoa.org)

**Landscaping review** A summary of the survey was recently shared with the community by email. We collected data from 29 residents at the May meeting

and from 45 respondents from the email survey. We've learned that we have significant opportunities to enhance both current services as well as provide more specific and enhanced specifications as we seek future services.

**Close Meetings** Nine landscape close meetings were held last week, and five more will be held this week. We thank everyone for their participation and input—it will surely help us with landscaping services moving forward!

## UPCOMING EVENTS

June 18<sup>th</sup> Insurance Q&A Community Meeting  
The Gathering Place @ 9:30 - 11:30 am

## LANDSCAPING SCHEDULE

JUNE Mowing, Weeding, Pruning  
JULY Shrub and Tree Survey

## MAINTENANCE SCHEDULE

JUNE Walkway Repairs  
JULY Exterior Power Washing

# Maintenance Committee

----- JOHN KING

**Walkway Repairs** – The Maintenance Committee has completed the walkway inspection and CTI will begin the repair work this week. 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.

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.

**Garage Doors** – Several garage doors were installed last month. If your garage door does not have sensors on the bottom of the tracks on each side of the door, please let me know. We would like to know how many doors do not have this safety feature.



## Drainage & Erosion Committee

-----STEVEN BOTBYL & BETTY ROBIE

Below is a list of our activities and current schedule of work.

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



## Nominating & Greeting Committee

----- TOM O'CONNELL

The degree of volunteerism in the community is heartening and it shows that working together can improve our outlook and lives. We are currently seeking volunteers in many of our committee. If you're interested please give me a call.

### Have Good News to Share?

We love good news! Send a short byline with a photo, if you like, to Diana Sinisi at [bod@countryhousehoa.com](mailto:bod@countryhousehoa.com)

## 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 and install a new one. The new ones are open at the bottom so homeowners can replace the bulb.

**Correction:** The model number in the last newsletter was not correct. Some homeowners have requested the model number so they can replace their front porch light. The lights are from Home Depot and the model is Port Oxford, model number is 23212 on their web site. If you want a smaller one the model number is 23211.

**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

- ❖ GCU continues with mowing, weeding and routine pruning, as needed. As mentioned before, the grass grows slower in the warm weather as is not cut as low. This is to prevent “brown out” from the heat and reduced rainfall
- ❖ The Landscaping Committee will evaluate each house to see which shrubs need replacement, and what tree maintenance needs to be done in the fall. The Committee will begin to put together a list of trees needing to be pruned or removed and get it out for an estimate.
- ❖ Submit tree requests to a committee member, not directly to the landscaping crew.
- ❖ Close meetings are being held over the next week at resident hosts’ homes. We will gather input and concerns. A Board Member

and a Landscaping Team member will be present to guide the meetings.

If you have a landscaping request, you can now put this through AppFolio under Maintenance. There is a separate button for Landscaping.

- ❖ Welcome Bonnie O’Connell to the Landscaping Team. Bonnie brings both experience and exuberance. The Committee Chair has been orienting her as she gets her feet dirty, literally.



# Maintenance Cont’d

**Beechmast Railing Inspection** – The Maintenance Committee has inspected the wooden railings on the front porches of the Beechmast houses and identified 34 that needed painting and 4 that needed repairs. The repairs to the railings have been done and are ready for painting. The board has 3 quotes for painting and will decide on a vendor soon. Remember maintenance (painting or staining) of the steps and decking is homeowner responsibility. The HOA only provides repairs.

**Garage Window Inspection** – The Maintenance Committee finished inspecting the original garage windows. They identified 15 windows that need replacing and 9 that need painting.

# Architecture Committee

----- GLENN ALEXANDER

We approved the following at 315 Baneberry: replace and remove gravel from rear of property with pine straw; add a storm door to the doorway exiting from the kitchen to rear of property; stain the rear steps light brown; and reframe cover to crawl space to remove trip hazard.

# Finance Committee

----- MARTHA MARTIN

**New Bookkeeping Company** - In June we welcomed a new, outsourced financial services team to Millhouse Properties, Balanced Bookkeeping led by CEO Gale Fernandes and based in Hillsborough. As Mill House expands its rental property management portfolio, their HOA Finance Manager, Tara Lacara, has decided to turn her focus to that side of their business full-time. Balanced Bookkeeping has been handling Millhouse's operational finances for the past two years and has done a stellar job.

Bonus, Balanced Bookkeeping has extensive experience with AppFolio! Larry Hicks and I met with members of their team on Friday, Jun 14, and we are very pleased and encouraged. They understand our goals and methodology and will support us in keeping our community solvent as the Board works to meet the maintenance needs and capital planning for our Country House homeowners.

**Budget** - As we approach mid-year, our finances at CHSGV are on budget and as expected. We are making plans for this year's roof installation, starting in September. We expect the pricing on roof installation to go up 6% per our vendor, Chief Roofing. We had planned for a 5% inflationary increase. Because the roofs came in at less than expected last year, we will be able to cover the proposed increase without negative impact on our budget. We are waiting for a final quote on this upcoming work.

**Vendor Fraud** - As our President, Larry Hicks, will explain at our meeting on Jun 18, Mill House was the victim of vendor fraud in May. Once the scammers received the wire transfer under false pretense, we believe it opened an access route to our account and several charges were made. We immediately locked down the account, changed account numbers and had to appear in person to sign off on the new bank accounts to reinstate both checking and money market. The fraudulent charges made directly to our account have been recouped. The authorization of the first payment

is still a pending issue. Millhouse has filed a police report with CHPD, and they are investigating. Regardless of the outcome of the police investigation, we expect to be fully reimbursed for the fraudulent payment by Millhouse as they accept responsibility for this error.

**Insurance Presentation** - I look forward to seeing as many of you as can make it to the community meeting on Tuesday, Jun 18 as we will be doing a presentation on our HOA insurance policy. I have new information that I'm excited to share with you. In addition to this presentation, we plan on hosting an "experts panel" at the September meeting where we will bring together our insurance broker, an expert from the insurance field (and Country House homeowner, Pat Arnold) a local insurance broker from State Farm. We will send out a call for your most pressing questions and make sure to address all your homeowner and HOA insurance concerns. Looking forward to seeing you on Tuesday and sharing more with you as we put together our expert panel.

As always, any questions regarding our finances, capital projects planning, vendor contracts, etc., please reach out to me.

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## Roofing Committee

----- DELL FORD

The Roofing Committee met on May 31st to review and comment on a proposed schedule of units to be reroofed this year through 2033, submitted by Larry Hicks and Martha Martin. The Committee recommended that the remaining units not yet reroofed in this cycle on Weymouth, Whisperwood, Wintercrest West, Linden, and Sycamore be prioritized for reroofing during 2024 and 2025. Our recommendation is based on the age and life expectancy of the shingles on these units, the types of associated material failures, and the repairs required to date.