



Photo by Tony Daniels

# Committee Reports

Edited by Diana Sinisi  
 BOD@COUNTRYHOUSEHOA.ORG

## Communications Committee

----- SUZANNE WHITE

**Website:** Just a reminder to check out the Countryhouse Website for all kinds of information about living in Countryhouse:  
[www.countryhousehoa.org](http://www.countryhousehoa.org)  
 Residents may submit events to the community calendar by emailing us at  
[bod@countryhousehoa.org](mailto:bod@countryhousehoa.org)

**Volunteers:** As the new HOA year approaches this November and some Board seats will change, we are also seeking new communications volunteers:

We will need a new communications committee chair and volunteers to help keep the website and calendar of events up to date, facilitate timely communications about ongoing community projects, and assist with the monthly newsletter, among other exciting work. Please let us know if you would like to learn more or volunteer!  
[suzwhite@yahoo.com](mailto:suzwhite@yahoo.com) or  
[thomas\\_o@bellsouth.net](mailto:thomas_o@bellsouth.net)

### UPCOMING EVENTS

- August 21<sup>st</sup> NC Forestry Service Wildfire Assessment meeting at 11 AM by the Farmer's Market Area
- Sept 17<sup>th</sup> Community & BOD Meeting – Insurance Q&A The Gathering Place @ 9:30 – 11:30 am

### LANDSCAPING SCHEDULE

AUGUST Shrub and Tree Survey, 2025 Contract, Light Tree Pruning, Weed Control

### MAINTENANCE SCHEDULE

AUGUST Some garage window replacements, original deck inspections

## Maintenance Committee

----- JOHN KING

**Walkway Repairs** – CTI has completed the repairs to the walkways, but voles continue to pop-up the bricks. Please let Mill House know if you are having vole problems with your vole problems.



**Garage Doors** – Several garages with original openers were repaired and new openers and sensors were installed.

**Garage & Porch Lights** – Call Mill House if your outside garage light is burned out. To replace your front porch light, you can purchase the Port Oxford, model number 23212 on the Home Depot web site. If you want a smaller one the model number is 23211.



## Drainage & Erosion Committee

-----STEVEN BOTBYL  
& BETTY ROBIE

**Mission** – Repair and maintain the Countryhouse common areas' existing drainage system including grading and storm water piping.

- ❖ We reviewed the drainage map progress and next steps Steve Botbyl updated committee and sent partially completed map to comm members. We will perform a QA QC walk around by the end of September to be sure map is accurate.
- ❖ Steve has been in contact with the State DOT, Chatham County maintenance. The DOT reports that the roadside swales are part of State ROW and it is the responsibility of the Chatham County Maintenance department to maintain the pipes and swales.
- ❖ We received estimates to jet out small yard drains and potentially badly clogged black downspout extension pipes. The committee recommends proceeding with a jet out company on the worst areas. Next, we will determine if jetting out the small drains and black downspout extension pipes is feasible and economical. The locations will be determined after review of drainage systems after hard rains.
- ❖ The committee agreed to move forward with small yard drains and black downspout extension pipes in a stepwise fashion, conducting a relatively low cost trial. Jetting out some 70 or more homes could be quite costly. Replacing them may be more cost effective. The decision will be made after the trial jetting is completed. Distinguishing homeowner or HOA responsibility for unclogging and maintaining black downspout extension pipes is an issue to be addressed.
- ❖ The committee is researching the drainage issues behind the Crossvine homes between the intersection of Lassiter Lane and Village way.

## Maintenance Cont'd

**Deck Inspection** - The Maintenance Committee will finish inspecting original decks by the end of August to determine if repairs are needed. Reminder: the HOA will only make repairs to original decks. Maintenance such as power washing, staining, or painting is the homeowner's responsibility

**Garage Window Inspection** – The Maintenance Committee finished inspecting the original garage windows. A quote has been received to replace 16 of the garage windows. The board approved Kingsford's quote. Replacements will occur in late September. 9 of the inspected windows will need to be painted.

### 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)



**Welcome** to Jon Legakes who has recently moved in our community at Whisperwood Close. If you see Jon be sure to give a nice Countryhouse welcome!

# Nominating & Greeting Committee

----- TOM O'CONNELL

I'm happy to announce that Annette Kilby will be our new Welcome representative. She will fill the shoes of Sue Merritt who has stepped down after her exemplary work welcoming new folks giving them useful information and answering their questions. Many thanks to Sue Merritt for her kind service and to Annette Kilby for volunteering!

The Nominating Committee has the daunting task of replacing two current Board members who are not renewing their posts. I thank them for their excellent service and wish them the best in the future. I hope there are people in Countryhouse that will volunteer to join the board as we move forward with several exciting initiatives: landscaping, drainage and erosion and roofing. If you're interested or have questions send me an email.

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# Landscaping Committee ----- BONNIE O'CONNELL

**Pruning:** The landscapers from GCU are checking each close for trees with low hanging branches that obstruct cars and walkways, thereby maintaining visibility and accessibility in our common areas and yards.

**Weed Control:** GCU will also begin another round of spraying for weeds. If you would prefer to opt-out of spraying on your property, please let the landscaping committee know. Placing black tape around the post of your house number sign will make the crew aware of your choice. A white flag will be placed at the entrance of each close as it is sprayed and will remain in place for 72 hours.

**Gardener-In-Residence:** If you would prefer to prune and trim your shrubs yourself, you may request an exemption with the Appendix D form in the Homeowners Guide. You will receive a Gardener in Residence sign to place in your yard to alert the landscaping crew (GCU) of your wishes. This request must be renewed at the beginning of each year.

The landscaping committee is here to answer any questions or concerns that you may have. Please do not direct or question the crew as it disrupts their schedule and causes confusion. You may contact us at: [countryhousetlandscaping@gmail.com](mailto:countryhousetlandscaping@gmail.com)

# Architecture Committee

----- GLENN ALEXANDER

The Architecture Committee approved the application from the homeowners at 322 Sycamore Close to replace their deck. As always, approval was granted with the caveat that all required permits and obtained and that the deck does not extend beyond the property line.



## 2025 Landscaping Contract

----- SUZANNE WHITE

### Landscaping Summary of Input and Next Steps

**A big thank you** to the community for sharing your valuable input to help shape the future of landscaping services in Countryhouse. Here's a summary of where we've been and what's next:

1. Input Gathering: We've collected input from our community meeting, online survey, and individual Close walkthroughs.
2. Review and Summary: The board has reviewed all the input received and developed a summary of community input, which can be found on the News Page on the Countryhouse Website at: [www.countryhousehoa.org/news/](http://www.countryhousehoa.org/news/)
3. Creation of a Request for Proposal (Bid Document), for seeking 2025 Landscaping Services using the input and summary, the board and landscaping committee has developed an outline of landscaping services for seeking proposals for our 2025 community-wide landscaping services. The Request for Proposal will be shared with landscaping vendors at the end of August, with bids due September 16.
4. Short-term and Long-term Plans: Input from the walkthroughs has been shared with the landscaping committee, who are focusing on both short-term improvements that can be implemented soon and planning for longer-term landscaping projects. It has been great to see such involvement from the community, which helps ensure that decisions are well-informed and inclusive of community preferences and priorities. If there's any additional information you'd like to share or questions you have, please don't hesitate to email us: [bod@countryhousehoa.org](mailto:bod@countryhousehoa.org)

## Roofing Committee



----- DELL FORD

The committee reviewed the reroofing proposal for the 2024 phase of the roofing project which includes 23 units. It included costs for replacing shingles, skylights (not replaced recently), chimney caps (not replaced recently), and unexpected wood and flashing costs. The per-unit costs were within budget. The HOA took advantage of existing shingle costs before an announced 6% cost increase scheduled for September 2024. The proposal has been forwarded to the Board for its approval. We are reviewing recent roof and skylight leaks to determine whether some additional units should be considered for reroofing at this time. Chief Roofing will provide the reroofing schedule soon. The Committee has sought and received a proposal from Giles Flythe Engineers for an independent inspection of the reroofing process. This is the same firm we used in 2023.