



Photo by Tony Daniels

Communications Committee

----- SUZANNE WHITE
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The Homeowner's Guide

All kinds of topics are covered in the Homeowner's Guide-- from where your parking place is, to what to do if your garage door motor fails. You'll find information on trash-and-recycling, and if you're thinking about renovating a deck or patio, you'll find the HOA approval process here, and so much more. Check it out at: <https://www.countryhousehoa.org/homeowners-guide/>

Trash Pick Up - To help keep our community looking great, trash and recycling containers should be set outside the late afternoon or evening before pickup and should be returned inside garages the same day as pickup.

Communications Volunteers Needed! Are you passionate about sharing information? Do you agree that having proactive and positive information can help us all thrive in Countryhouse? Please consider joining the Communications Committee! It's a rewarding volunteer opportunity to help make living better here by facilitating communications between the board, management company, and community! Activities include keeping the website up to date, facilitating timely communications, and assisting with the monthly newsletter. Please let us know if you would like to be a part of helping our community thrive!
bod@countryhousehoa.org

UPCOMING EVENTS

Sept 17th - Insurance Q&A (Part II) and HOA Board Meeting at The Gathering Place @ 9:30 - 11:30 am

Sept 25th - Music goes indoors to Galloway's Bar at the Belted Goat, Wednesdays - Saturday 5 - 7 pm

Maintenance Committee

----- JOHN KING
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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 have pop ups caused by voles.



Also, we have found several walkways that are flooding during some of the heavy rains we have had lately. We are making a list of these and will work with the Drainage Committee to develop a solution to the flooding.



Roofing Committee

----- DELL FORD

- ❖ The Committee has been busy this month in preparation for the reroofing of 25 units tentatively scheduled to begin the last week of September.
- ❖ A contract has been developed and submitted for an independent inspection of selected units in this reroofing cycle. This is the same independent inspection process that was performed last year to ensure the quality of workmanship and materials being utilized.
- ❖ The Committee has been working with the Board on the development of a long-range reroofing schedule. This will consider the age of the shingles on the units not being reroofed at this time, the projected capital for reroofing projects, and the garage reroofing needs in the future.

Architecture Committee

----- GLENN ALEXANDER

- ❖ The Committee approved the installation of an EV charging station at 415 Wintercrest East.
- ❖ The Committee denied an application to build a patio at 310 Baneberry as the request was to extend the patio onto common ground.
- ❖ The Committee approved the replacement of the existing storm door at 409 Brampton.



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Maintenance Cont'd



Garages Doors – We continue to have problems with garage doors not opening or closing. Some of these are mechanical issues that require our garage door company to repair, but some are caused by trash (leaves, pine straw and spiders) blocking the electronic sensors. Sometimes the sensors get bumped when putting items in the garage and they get out of line. All of these will cause the door to not close or sometimes not open.

Before reporting a door issue to Mill House please check that the sensors are not blocked.

Garage Lights – Call Mill House if your outside garage light is burned out. Some homeowners have requested the model number of the new garage light 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.



photo curtesy of Tony Daniels

Landscaping Committee

----- BONNIE O'CONNELL

2025 Service Contract

The HOA Board and Landscaping Committee created a Request for Proposal for landscaping services in 2025. Mill House sent this out for bids, and we received three proposals. We are reviewing them and anticipate a decision by the end of this month.

The landscaping crew is trimming shrubs to maintain their appearance, beginning with front yards and then moving to the back of homes.

Trimming & Pruning

We have occasionally been asked what is the difference between trimming and pruning? There is a subtle difference. Trimming involves removing overgrown branches to maintain appearance and size, more for aesthetic purposes. Pruning focuses on removing dead or unhealthy parts of shrubs and trees to

maintain plant health. It can also be used to stimulate growth, enhance shape and allow more sunlight to penetrate the plant body.

Gardener In Residence

Residents have the option of maintaining the appearance and size of their own shrubs as a Gardener-In-Residence. To be placed on the "No Prune" list each year complete the form in the Homeowners Guide App D at countryhousehoa.org, or contact Millhouse with your request, or you can contact Keith Bruckner, the Landscaping Chairperson, directly.

Once on the list you will receive a "Gardner in Residence" sign to display in your yard to alert the crew to your preferences. This designation can be reversed at any time by contacting the landscaping committee or Millhouse. The HOA landscapers will then resume their services at your property.

Maintenance Cont'd



Deck Inspection – The Maintenance Committee has finished inspecting decks that are HOA responsibility. A list of those that need repairs will be given to the board at the September board meeting. Please note: the HOA is only responsible for repairs to these decks. Maintenance such as power washing, staining or painting is the homeowner's responsibility.

Garage Window Inspection – The Maintenance Committee finished inspecting the 61 remaining original garage windows. The board approved a quote from Kingsford to replace 16 of these. Nine of the inspected windows will need to be painted.

Drainage & Erosion Committee

----- BETTY ROBIE & STEVEN BOTBYL

- ❖ Members of the Drainage and Erosion Committee walked all the closes and recorded all grates, drainage pipes, gutters and downspouts. This information is being professionally transcribed onto a map. The map will be instrumental in the ongoing work of the committee. We are planning to have this completed by the end of September.
- ❖ Committee members also walked all the Closes during last month's heavy rain. Areas that were flooded and/or not draining were noted and photographed.



This information will help us prioritize next steps. We are soliciting proposals to jet out the pipes and drains located in the front and side yards of many of the homes. We are planning a one-day trial to confirm that this is the best method and to assist in creating a budget to complete the work.

- ❖ It was noted that there is heavy flooding in the area between Crossvine Close and Village Way. We are soliciting proposals to perform a study of the existing drainage at this location as well as a possible new design.

- ❖ The committee is in discussion with the NC Department of Transportation (DOT) regarding drainage issues in the swales/ditches that run along Village Way. The ditches/swales are within the DOT right of way. It appears that this may be the responsibility of the Chatham County Maintenance Department, part of the DOT, to maintain the pipes and drains. Many of the pipes and drains are not working effectively due to a variety of issues. The committee is currently awaiting confirmation that the Chatham County Maintenance Department will work with us to alleviate these drainage issues.

Nominating & Greeting Committee

----- TOM O'CONNELL

Annette Kilby and I visited two new neighbors this month, Janet DiMarco (422 Wintercrest East) and Colleen Spiller (368 Linden). They both were happy to be in Countryhouse. They both had questions regarding landscaping and property modificatis. It's encouraging to see all the folks volunteering to be Close Representatives who will be the focal point for reporting issues in their close and provide feedback to the board and Millhouse on outside vendor performance.

VOLUNTEERS – BOARD POSITIONS

I'm still looking volunteers for the Board of Directors as we have to replace two officers for the next election. Please contact me if you're interested.