

Roofing Committee

We have had an active and productive year. This year we were able with the Board's financial support and guidance to complete all reroofing and scheduled skylight and chimney cap replacements in 25 units. This brings the number of units reroofed from 2021 to 64 with only 18 units remaining of the 82 original units last reroofed in 2000. These remaining units are scheduled for reroofing in the Fall of 2025.

To accomplish this the Committee attempted to speak with each unit occupant before the reroofing event to answer questions and set expectations for what disruptions might occur. The Committee recommended letting of a contract for independent inspections of the reroofing process to ensure quality installation and compliance with shingle reroofing guidelines. A Committee member was present when these inspections were being performed. Recommendations from these inspection reports will be incorporated into the Request for Proposal for the upcoming reroofing proposed.

The Committee would like to thank the homeowners and those living in the units undergoing reroofing, the Board, Chief Roofing, and Mill House Properties, for their support in this endeavor. We are a great team!

Landscaping Committee

We worked with the Board to conduct meetings in each Countryhouse close to determine the community's input on landscaping priorities and practices. As a result, we now do weekly reports to the community regarding ongoing landscaping work as it relates to the individual closes.

We also worked with the Board to develop a very detailed Request for Proposal for next year's landscaping contract and participated in the selection process from the three bids received.

Drainage & Erosion

You may have seen committee members in parkas and boots as they gathered flooding and drainage data through August and September in the heavy rain. We pleased to announce that the D&E team has completed the CH drainage map. Volunteers visited all 201 residences noting some 197+ yard drains. The committee is in touch with vendors who are bidding on drainage work beginning in 2025.

Countryhouse Committees in 2024



Photos by Tony Daniels



“Volunteers do not just do work; they make it work”

Carol Petit



Communications Committee

Along with the board we made great strides improving communications and resident engagement in 2024! A major effort of ours was the redesign of the Countryhouse website. To offer a more robust resource for residents, it now includes news updates and an activity calendar; notifications about landscaping, maintenance, and community projects; and a shared documents section for easy access to board meeting information and relevant community documents. We improved the use of the AppFolio portal by allowing residents to submit landscaping and tree service requests with improved tracking. We also increased the use of community emails to keep residents informed about maintenance and community work. There's a stronger emphasis on resident involvement through interactive board meetings with presentations and Q&A sessions.

We conducted two Community Input sessions and surveys for project planning for roofing and landscaping initiatives. We have also begun the formation of a group of Close Representatives to advocate within their closes and liaison with the Board.

The Nominating Committee

We nominated three willing folks to serve on the Board of Directors. **The**

Greeting Team visited six new residents over the last year with four more to visit (when they move in). We were able to answer many questions about Countryhouse and provide advice on how the community works. If asked, we also provided information on local vendors that we had success with.

Architecture

This year the Architectural Committee approved several deck and patio applications. We expanded the approved materials for decking and railings to include composites made from mostly recycled material.

We worked closely with Landscaping and followed up on situations of improper common area use. As always, we remind homeowners to check the Homeowners Guide prior to submitting an application for work to assure approval.



Maintenance Committee

With some of our houses nearing the forty-year mark, maintenance continues to be a primary effort. This year through the fine work of the Maintenance Committee we completed several key projects. These included replacing 16 garage windows, two inspections of walkways and repairs, installing 10 new garage lights, inspection of all the decks that are HOA responsibility, and several garage door openers were replaced. The work of the committee will continue next year with several major projects

**Thank you to ALL
our wonderful
volunteers!!**