



Photo by Tony Daniels

Communications Committee

----- SUZANNE WHITE

Your Countryhouse Board has worked diligently to improve operations, communications, and financial transparency. Some of our key achievements this year:

Financial Systems

- ❖ separated operating and capital expenses using a new monthly reporting system.
- ❖ transitioned from an accrual-based to a cash-based accounting method.
- ❖ Created a 10-year “proforma” strategic planning tool for long-term forecasting.

Community-Ad Hoc Committees

- ❖ We formed four ad hoc committees focused on roofing, drainage and erosion, tree pruning and removal, and garage structures. Each committee prioritizes community involvement and research-based solutions.

Property Management Improvements

- ❖ strengthened property management functions with focus on financial accountability, oversight, and communication with residents.
- ❖ ensured a competitive bidding process for projects over \$2,000 to ensure cost efficiency.

Improved Communication

Increased engagement through interactive community-board meetings and Close Representatives, resulting in a more robust website, a regular community newsletter, and weekly landscaping updates.

Rigorous Bidding Processes

Created comprehensive Requests for Proposals for significant projects such as landscaping, tree work, and insurance.

Maintenance Committee

----- JOHN KING

Jaking1938@embarqmail.com

Walkway Repairs – We still have a few walkways that continue to have problems with voles. We have met with a vendor who has repaired a couple of walkways in our community and within Fearrington with good success in keeping the voles from pushing the bricks up. We will try him and his method on some repairs in the near future. Remember if you have a problem, please let Mill House know if you have a walkway problem.

Garages Doors – There are still some original garage door openers installed. If you have an opener that is red and you do not have sensors on the side of your garage door opening, please let Mill House know. We will be putting together a list to replace after the first of the year. If your door will not close, please check the sensors to see if they are blocked with leaves or trash.

UPCOMING EVENTS

Nov 17th – this Sunday - Countryhouse Annual Meeting at
The Gathering Place @ 7 pm

Nov 24th – next Sunday – FHA Annual Meeting at
The Gathering Place @ 4 pm



Landscaping Committee

----- BONNIE O'CONNELL

November in Farrington Village brings leaves, leaves and more leaves! We live in the woods- why not take advantage of this natural resource, the leaves, and put it to work for us? Fallen leaves can provide food, shelter and bedding for wildlife and, as the leaves break down, the organic matter helps feed the soil.

This is the rationale behind the work the landscaping crew is now doing. In grassy areas the

leaves are mulched and left on the lawns or put into landscape beds to provide nutrients and promote moisture retention. In natural areas the leaves are left on the ground to enhance the soil. For further information on the use of leaves to create mulch please see the following article from the University of Connecticut College of Agriculture Health and Natural Resources: [UConn-Extension_Mulch-Mowing-and-Leaf-Disposal](#)

Tree Committee

----- TONY DANIELS
TDANIELSUK@ICLOUD.COM

The Tree Committee has inspected 10 of the 13 Closes and will finish this week. It appears we need to remove more trees than last year. The NC Forestry Dept will come out and review several "special situation" trees.



photo courtesy of Tony Daniels

We grouped tree work by size and priority. Mill House will send out the scope of work for bidding. Then we will review the bids and make our recommendations to the Board. Tree work begins late January/mid-February before the tree sap begins to rise. Questions? Give me a holler!

Maintenance Cont'd



Garage Lights – Call Mill House if you 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.

Deck Inspections - The Maintenance Committee has finished inspecting decks that are HOA responsibility. These repairs have been assigned to a vendor and repairs should begin soon. During the repairs the vendor will be power washing the decks that are being repaired.

Garage Window Inspection –If your garage window will not open or stay open, please let Mill House know so it can be placed on the list for next year's replacements.

During my absence because of surgery, Alvin Kilby will be helping me look at any maintenance issues that the committee needs to see before a work order is done. If you get a call from him, please know he is checking for the committee.

Architecture Committee

----- GLENN ALEXANDER

The Architecture Committee has no news to report this month. If you have a deck or patio renovation, remember to submit an application through AppFolio first.



photo courtesy of Tony Daniels

Drainage & Erosion Committee

----- BETTY ROBIE & STEVEN BOTBYL



Our drainage map is complete, thanks to committee volunteers, and the pro bono work of committee cochair, Steve Botbyl.

The committee has met with one vendor. Millhouse is seeking competitive bids. Drainage work will likely begin first quarter of 2025.



Nominating & Greeting Committees

----- TOM O'CONNELL

Annette and I are waiting for two new folks to move in for our welcome visits. If you're new and have questions, give us a call and we'd be happy to help out.

We have garnered a full list of candidates for this year's election. But sadly, one has dropped out for health reasons. I'm still hoping we'll be able to convince one of the many suitable folks in Countryhouse to accept a position on the Board.

Roofing Committee

----- DELL FORD



photo curtesy of Tony Daniels

This month, Chief Roofing completed the reroofing, skylight replacements for those over 5 years of age, and most chimney caps for 25 units. The work was accomplished with minimal delays or schedule adjustments. This brings the total number of units reroofed since 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.

Have Good News to Share?

We love good news! Send a short byline or an impressive photo if you like. We enjoy sharing news and events with our community.

