



COMMITTEE REPORTS

Edited by Helen Thompson

Communications Committee

Betty C. Robie

Our newsletter has a new look! We are thrilled that Helen Thompson has stepped into the role of editor and Mill House is using Low Fat Designs for publishing. We've had a lot of positive feedback on the newsletter and we are glad that we may continue to bring this monthly publication to our members.

To foster Communications with residents we continue to update our website www.countryhousehoa.org with new information. You will find the Homeowners Guide here, as well as our governing documents and information about our committees and Board of Directors. If you have any questions, the best way to contact us is by emailing questions@countryhousehoa.org.

Our Board and committees are made up of volunteers, and without them the services they provide would have to be outsourced and our monthly fees would increase. We are very grateful for the work and the personal care they provide to our community. At this time, we need two more members on HOA

Board. We are also looking for volunteers to join the Communications Committee and the newly forming Risk Management Committee. If these groups interest you, please let us know by emailing the address given above.

Communicating with Country House residents continues to be the focus of your HOA Board.

Please plan to attend the March Community and HOA Board meeting on Tuesday, March 18th. We will present on how to use Appfolio. Appfolio is the Millhouse site where Countryhouse residents may ask for help on a variety of topics. As well, we will tour our own Countryhouse website, where residents may find our Bylaws, Covenants, Homeowners Guide, and other useful information.

We are working on plans to have close representatives work more closely with Mill House in the upcoming year. Our first close meeting will take place this week in Beechmast. Watch for information on future close meetings.

Maintenance Committee

John King

With the new year come many challenges for the Maintenance Committee. We have several ongoing annual inspections/repair projects such as walkways, garage windows, garage doors, garage lights, HOA-responsible decks, and roof and gutter cleaning.

There are several projects that will require inspections/possible repairs that are done every few years. These include the following:

Windows by Chimneys – inspection of the 136 windows that are beside exterior chimneys is done every five years. Water from the chimneys can splash onto the frame of these windows, causing the paint to wear off and perhaps causing trim to rot. These windows will be inspected this spring to determine how many may need to be painted or repaired.

Upcoming Events

January 21st

9:30 a.m. - 11.30 a.m.

Countryhouse Community and HOA Board Meeting at the Gathering Place

Tree Committee

Tony Daniels

- * The Tree Committee has completed its review of our Countryhouse trees and consolidated the results into an Excel spreadsheet.
- * The spreadsheet was sent to eight different tree companies in a Request for Proposals (RFP). Six companies agreed to bid. The deadline for responses is January 18th.
- * Based on those responses and an approximate \$60,000 budget for this project, there will be further discussion with the proposed bidders, who also must submit various insurance and tax forms and three references.
- * The proposed completion date is the first week of March, if this is feasible for the selected company.
- * The committee takes the safety and security of our residents very seriously and will make every effort to use our budget allocations for maximum effect.
- * The committee is tasked with informing the Board of its selection, but the final decisions and authorizations rest with the Countryhouse Board.



Maintenance, Con't



Octagonal Windows – inspection of the 74 octagonal window is done every five years. They will be inspected this spring to see if any need to be painted or repaired. If the glass in the window has clouded up due to a leak in the glass, replacement is the homeowner's responsibility. Please call Mill House for a recommended vendor to replace the glass for you.

Metal Porch Railings – Railings will be inspected this spring to see if any need painting. The metal railings on the porches rust over the years. Usually paint lasts four or five years.

Wooden Porch Railings – Most of the houses on Beechmast have wooden front porch railings which are inspected every three or four years. They usually need some type of repair. These railings were last repaired and painted in 2024.

Garage Windows – There are 45 original garage windows that have not been replaced. Over the last 8 years we have replaced an

Drainage & Erosion Committee

Patricia Hurley

The Drainage and Erosion Committee is in the process of finalizing a contract to have all the yard drains in Countryhouse jetted. As part of this process, they will also identify drains that can't be completely cleared and will need additional attention. Work is expected to be completed February through March depending on weather conditions.





Landscaping Committee

Bonnie O'Connell

As of January 1, Ruppert Landscape Company has taken over the landscaping care of Countryhouse. Some of you may already be aware that they have been handling the landscaping for Weathersfield, so they are generally familiar with Fearrington. During this transition period, as they acquaint themselves with all thirteen of our closes, we will be meeting regularly with the Ruppert area manager to create a plan of care for our community.

As we are now in the landscaping off-season, the crew is planning to be on site once a week to pick up natural debris and residents' bagged or bundled yard debris. They came last Wednesday to collect any Christmas trees placed out at that time and they will be back this Wednesday (1/15) to pick up the rest. As time goes on and we know more we will keep the community informed with updates.

Risk Management Committee

Pat Arnold

We are inaugurating a Risk Management Committee to focus on common area insurance and safety issues. The primary aims of the committee will be on communication and on education about safety and insurance topics. We will analyze risk, do risk assessments, and provide recommendations to the Board to mitigate these risks.

More news is to come, along with new resources and a web presence to spread information and gather feedback and questions. We are seeking expertise from other Countryhouse committees and from interested residents. Your input is needed and anyone who wants to volunteer to serve on the committee is welcome! Contact me if you have any questions.

Maintenance, Con't

average of 20 windows a year and hope to replace at least 20 windows this year. If your garage window will not stay up, please report it to Mill House so it can be put on the list to be replaced.

Siding and Shutters – As our houses age, siding sometimes develops problems, including sections coming loose or developing holes. We have stored a limited amount of siding that can be used to replace cracked or broken siding. Also, if you have any loose shutters, please let Mill House know so they can be reattached.

Garage Foundations Committee

Diana Sinisi

The Garage Foundations Committee welcomed new member Steve Botbyl. This month the committee met with Maintenance Committee members John King and Tom O'Connell. From them, we learned about the foundation repairs that will be done at garages 387 and 388 in Lyndfield Close. The committee discussed contributing factors leading toward foundation issues. We plan to survey all the garages in Countryhouse to determine which have current or potential influences and the recommend strategies to implement.

Editor's Corner

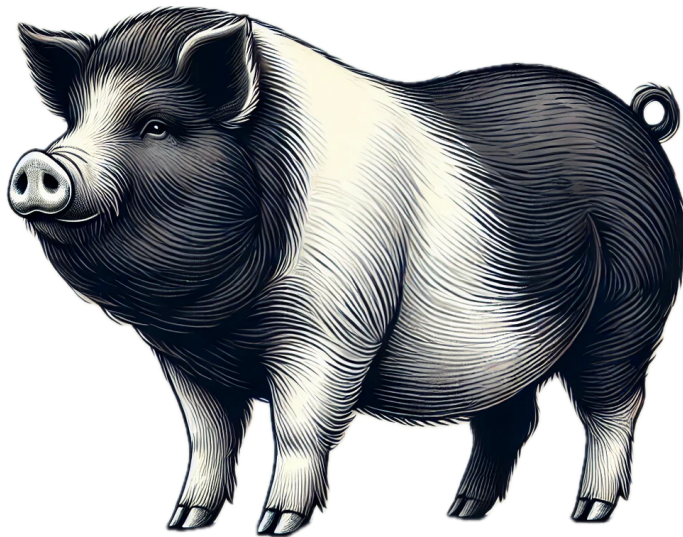
Helen Thompson

The month of January is often a time of transition. As you know, we have a number of new HOA Board members who have stepped up to help our lives here in Countryhouse be easier and more enjoyable. Also, two new committees have been added: Garage Foundations and Risk Management.

Another transition concerns this Newsletter. Diana Sinisi has served us well as editor of the newsletter, but since Diana will be serving as the president of the HOA Board, she has passed her editing duties over to me. I have big shoes to fill (not that she has big feet!). Thanks go to Diana for serving as the new Board president and for her hard work in producing the newsletter these last few months.

Since this is the first newsletter I have been involved with, it may seem a bit different. First, it may seem shorter. Some of the committees have not been active (for example there is no report from the Roofing Committee because there are no roofing activities in progress.) Also, I am learning how to navigate a new computer and new email (notice that my new email address is hdt8609@gmail.com), so I have taken some short cuts.

You'll see a few changes to the newsletter in the upcoming months.



First, watch for this image, which will become the "logo" for important information. Second, if you take any photos that you think your neighbors would enjoy viewing, please send them to me in jpeg or png format as an attachment(s). We will publish as many as we can depending on space.

I wish each of you a belated HAPPY NEW YEAR. Helen



Nominating & Welcoming Committee

Tom O'Connell

Annette Kilby and I are busy setting up meetings with four new Countryhouse residents. We expect to meet with them in person in the next few weeks. Our plan is to present them with a print copy of the Homeowners Guide in addition to answering any questions they may have about living in Countryhouse and Ferrington Village. Even though we selected our new Board during the last election cycle, the Board is two members short. If you are interested in joining the Board, please contact Tom O'Connell or Diana Sinisi.