



COMMUNICATIONS COMMITTEE

By SIBYL WILMONT

As she braced herself for what she expected would be an extended torture session, this newsletter's editor Helen Thompson sat with me as I taught her some AppFolio (aka the Mill House Properties' web portal) basics. Not more than 10 minutes later, we had worked our way through the main tabs and functions and even submitted a landscaping work order. She couldn't believe how intuitive it was, how quickly the system walked us through the process.

We will all have a chance to get the same training – but with a better teacher – at the next Community & BOD meeting on March 18th at 9:30 a.m. in The Gathering Place. Mill House's Michelle Johnson will demonstrate the process of submitting a work request into AppFolio from beginning to end. She will also show us some new features available in the HOA payment and Architecture sections. You'll learn how to use this intuitive and efficient

system. You'll find it's not just the most efficient way to submit work orders but it's the only method that automatically monitors progress and provides updates to where they are in the process – assigned, scheduled, or completed.

Be ready to ask questions and go home with an important new skill to make living in Countryhouse a little easier and lot more transparent. See you there!



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UPCOMING EVENT

**March 18th
9:30 – 11:30 a.m.**

Countryhouse Community and HOA Board Meeting at the Gathering Place

ROOFING COMMITTEE

By **DELL FORD**

The Roofing Committee has requested that Chief Roofing undertake a cursory inspection of the remaining 18 homeowner units and garage roofs in Weymouth, Linden, Sycamore, Whisperwood, Wintercrest West, and Baneberry Closes. This inspection is scheduled to occur during the first or second week of March 2025. It will inform Chief Roofing and the Committee of any issues related to homeowner-installed equipment such as exhaust fans and skylight blinds that will need to be addressed before homeowner-unit reroofing can begin.

The Roofing Committee has informed the Board that an increase in roofing supply and material costs will be implemented on April 15th by the shingle and roofing material suppliers of Chief Roofing. They are investigating options available to best address these increases. The number of garage roofs and their locations for reroofing in 2025 cannot be determined until this inspection is complete and the costs calculated. The Committee will report the results of the inspection to the Board once they have been received.

DRAINAGE & EROSION COMMITTEE

By **PATRICIA HURLEY**

We are waiting for the weather to stabilize so that jetting (opening by using forced water to remove debris) of our yard drains can get underway. Once we have a start date scheduled for the project, we will notify you.

NOMINATING & GREETING COMMITTEE

By **TOM O'CONNELL**

Annette Kilby and I recently visited new neighbors Chris and Amanda Henderson (308 Baneberry). They had a lot of work to do before they moved in, but they're enjoying their new home. Several of our other new neighbors are in the process of moving in (6 in all), so we are waiting for them to be ready for visitors. I'm looking for volunteers for the Nominating Committee.

We recently added Alan Ziegler to the Board of Directors. He'll be on the Insurance/Risk Assessment Committee. In the future, the Board of Directors wants to find a volunteer for the Finance Committee with the goal of having them become the Treasurer. Martha would be happy to show you the ropes for this important and challenging job.

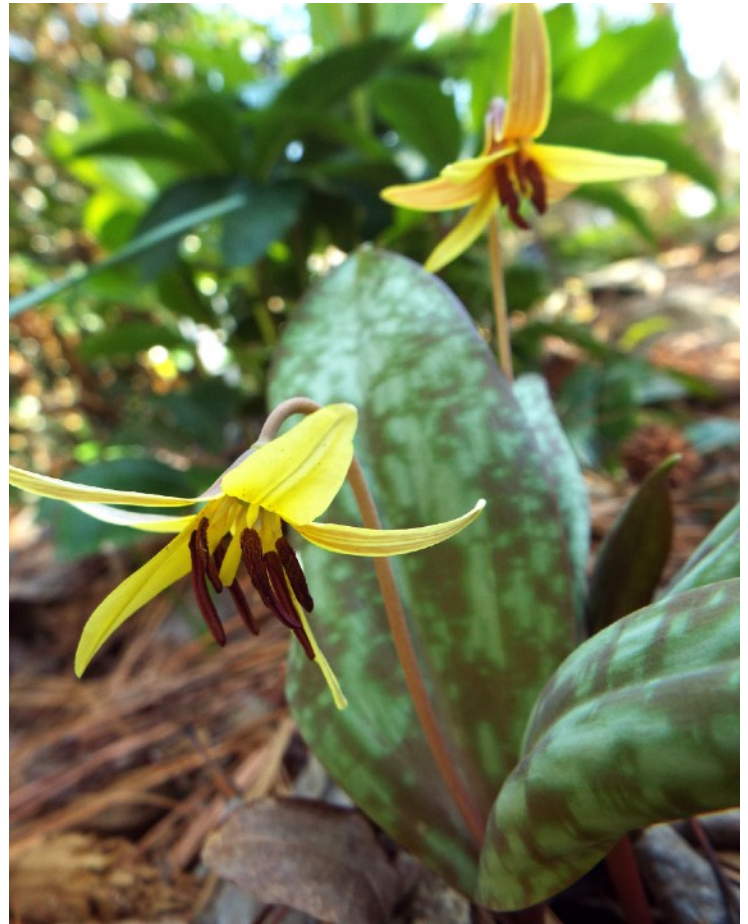


Photo by Betty King

MAINTENANCE COMMITTEE

By **JOHN KING**

Walkway Repairs – In March the Maintenance Committee will begin its inspection of walkways for spring repairs. Please let Mill House know if your walkway has a problem so we can make sure it is carefully inspected. If you have a serious problem that needs immediate attention, please let Mill House know so we can take care of it as soon as possible.

Deck Inspections – In April, the maintenance committee will be inspecting the small decks/ stoops that are the HOA's responsibility. Remember that the HOA is only responsible for repairs to the decks/stoops. Homeowners are responsible for the maintenance.

Garage Doors – Just a reminder-- if the power goes out and you do not have a key to the emergency lock on your garage door, you won't be able to open the door. You should have our garage door company, Open Door, 919-525-4803, install a new lock for you. This will be at your expense.

Garage Lights – If your exterior garage light burns out, report it to Mill House. Because the old fixtures cannot be opened to replace the bulb, a new fixture will be installed by a member of the maintenance committee.

Maintenance Responsibility Chart – Many homeowners are not aware of who is responsible for maintenance issues around their houses. The Maintenance Responsibility Chart, pages 7-9 in the Homeowners Guide (HOG), explains which maintenance issues are the homeowner's responsibility and which ones are the HOA's responsibility. You are encouraged to look over the chart so you are familiar with those that are your responsibility. The Homeowners Guide can be found at www.countryhousehoa.org or in AppFolio.

Maintenance Issues You May Not Be Aware Of – There are a few maintenance items that each homeowner needs to be aware of. One is the Back-

Flow Valve. This valve is located in the sanitary sewer line right before it goes out of your house or slightly outside your house. Its purpose is to keep sewage from backing up into your house if the sewer line gets stopped up. We have had a few failures in the last couple of years because of age. Most manufacturers recommend replacing them every 10 years. The other is the pressure valve connected to your incoming water line. This keeps you water pressure steady. If you begin to notice that your shower is not as strong as it used to be or it takes longer to fill you washing machine, you should have it checked. Manufacturers usually recommend replacing them every 15 years.

Maintenance Committee – Coming up in 2025 – There are several projects that the Maintenance Committee will be responsible for, including inspection of remaining original garage windows, inspection of windows by chimneys, inspection of octagonal windows, and inspection of metal porch railings.

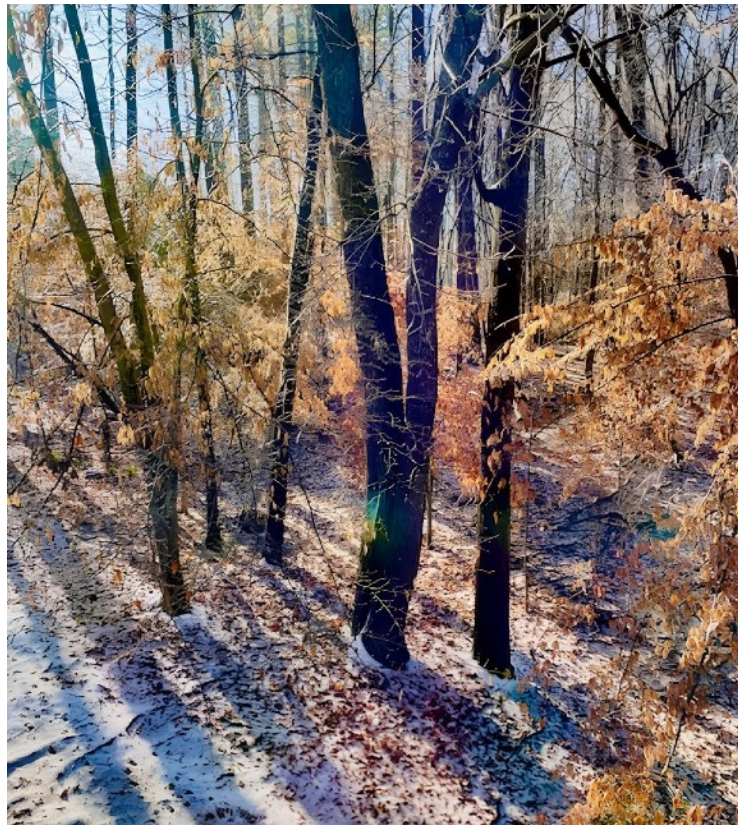


Photo by Elaine Tinsley

TREE COMMITTEE

By **NEVILLE DANIELS**

After a number of weather issues, Davey Tree Company is about 98% finished with this year's tree pruning and removal. I've been quite surprised by the number of homeowners who have approached me with unsolicited compliments about Davey Tree Co staff's professionalism, concern and accommodation. This has been a brand new vendor for us, and yet the work has gone relatively smoothly as we have gotten to know each other, our methods, values, and respect for our homeowners. What is left are a few details about misinterpretation of a work detail, an item left off the scope of work, or a re-evaluation of a pending issue. All told Countryhouse is a safer place as many limbs were removed that were hanging over homes, and many leaning trees or trees in decline were removed. Also, with a longer view, the Tree Committee has removed many unwanted seedlings and saplings, avoiding future costs down the road. We remain close to budget and better prepared to face the inevitable summer storms.



Photo by Tony Daniels

LANDSCAPING COMMITTEE

By **BONNIE O'CONNELL**

This month Ruppert's crew is still operating on the off-season schedule, once a week. They have typically been coming on Wednesday, Thursday or Friday. This past week we noticed many filled lawn bags placed on the side of Village Way well before Wednesday's storm. They survived, but, if you can, it might be best to think about using weather forecasts to determine the best day to put bags out to prevent them from getting soaked by rain or blown away by high winds. As always, we appreciate your interest and efforts in helping maintain our community's appearance.

Some of you have asked if we will have mulch applied this year and the answer is yes. There is money in the budget for mulch, and we have sent out an RFP to Ruppert to bid on placing mulch in the fronts of homes and common areas. We will keep you informed of that process.

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



EDITOR'S CORNER

By HELEN THOMPSON

Review of the HOG

We began a review of commonly asked questions about our Homeowners' Guide (HOG) in the February 2025 newsletter. In that review, I mentioned that I met with John King, the chair of the Maintenance Committee and our "walking encyclopedia" of facts about the construction of our Countryhouse homes, to get answers to these questions.

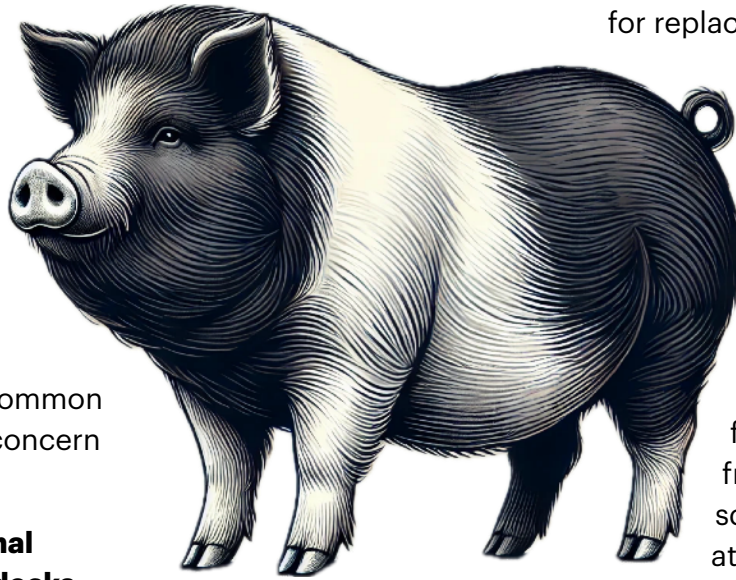
He told me that after questions about window maintenance and replacement (covered in February newsletter), the most common questions he receives concern the following:

Developer-built (original construction) stoops/decks

other than those in courtyards – this topic causes much confusion, so, diving right in: *if you have an original stoop or deck, please be aware of the following:* the HOA will repair it, but the homeowner is responsible for maintaining the stoop or deck. This includes sealing/staining, power washing as needed, sweeping leaves off of decking, etc. Confused about yours? Check out the list of developer-installed decks in the Appendices of the HOG, page 31.

Maintaining a deck is key to the deck's life span, so please be diligent in doing so, because repair/replacement costs come from the community budget (our dues).

If a stoop/deck has been altered by the homeowner or a previous owner, repair/replacement becomes the responsibility of the current homeowner.



And finally, all decks and patios in courtyards, whether built or altered by developer or owner, are the responsibility of the homeowner.

Shutters – if damaged, the HOA is responsible for replacing them. Homeowners may have shutters painted if they are sun-faded at their own expense; however, they must be professionally painted in the original color. The HOA board should be notified (using AppFolio if possible) prior to the job being done.

Front and Back Doors – the HOA is not responsible for replacing or painting them. If the homeowner wishes to replace or paint a door, they should ask for approval prior to installation or painting (using AppFolio if possible). A list of approved paint colors is in the body of the HOG. The door should be solid metal, fiberglass, or wood. Requests for approval for replacement front doors that have small square/rectangular glass panes at the top, with the rest non-glass, may be approved.

Storm Doors – homeowners can add/replace storm doors. They will be responsible for all costs. Approval must be obtained from the HOA board prior to initiating the work (using AppFolio is possible). Storm doors **MUST** have metal trim and have a closer. The homeowner is responsible for all storm and screen doors and their maintenance.

Hopefully Helpful Hint:

Aren't sure how a holiday affects trash pickup? Our waste disposal company is First Choice Disposal of Pittsboro, and their website is <http://firstchoicedisposal.biz>. (They are transitioning to a new website and URL/address, but if/when you can access it (I usually can eventually get to the new site if I keep trying), there is a holiday schedule tab.