

Country Place Chronicle

P.O. Box 318, Evans, GA 30809

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2013 Homeowners Association Officers

2013 Homeowners Association Officers who have volunteered to serve and were elected by dues paying members are the following:

Lew Bandy – President

Tony Harris – Vice President

Shawn Hammond – Assistant Vice President (appointed)

Peggy Jones – Secretary

Diane Goldman – Treasurer

Teri Booth – Assistant Treasurer (appointed)

Country Place is officially back on track!! It has been a long time coming. Your new board members are ready to make the difference it takes to bring us all back together!!

History

Country Place Homeowners Association

Country Place Subdivision has not had a fully active Homeowners Association for close to 12 years. We are thankful that Ms. Teri Booth has stayed on as the treasurer and only officer during that entire time. We want to thank Mr. Jon Defalco who has been managing our Association pool for many years. Also we want to thank our previous Covenant Committee consisting of Mr. Peggy Jones, Ms. Ka-Cee Vaughan, and Ms. Charlotte Poe who have been working these many years to help keep our subdivision beautiful.

A number of concerned Country Place neighbors met last October 2012 for a Country Place Revival meeting of which everyone in Country Place was invited via a flyer placed on your mailbox.

At the meeting we reviewed our Homeowners Association financial status and found that we were in financial trouble. Fewer than half (77 out of 175) of our neighbors are paying their civic member dues.

Country Place Homeowners Association dues have been \$100 annually for the past 20 years until we raised them to \$125 the past three years. I have done a little research on what other Associations are paying and we are one of the lowest. (Examples: Northwood \$375 + pool, Stratford \$350 + pool, Woodbridge \$425 + pool, Walnut Hill \$180 no pool.)

Moving Forward

Communication to and from our homeowners is very important for our improvement efforts. We will send this newsletter out by e-mail so it is imperative that we have your current e-mail address. We will also hand carry to homeowners who don't have an e-mail address and we will depend on our block captains to help with this task.

Membership Involvement

We have a vast wealth of talented people here in Country Place and I would like to tap into that talent to help solve some of our expenses and initiatives.

We need to get everyone involved in our Association and help improve the look and feel of our subdivision. Our apathy has resulted in lower selling prices of our homes. Our lack of involvement will lead to a higher risk of increased crime in our neighborhood. We need to get to know our neighbors.

We have a lot of great things going for Country Place. We are ideally located for access to everything the county has to offer. We have a new Elementary School being built and new road improvements from this project. Our country atmosphere with large wooded lots makes a great environment for raising our families.

We need your involvement on a number of committees that have gone dormant. We have the new Pool Committee – DeeAnn Nunnery and Teri Booth, (Mr. Jon Defalco has indicated that his job will not allow him to head the Pool Committee this summer), the Financial Committee, Association Improvement Committee, Activities Committee, Neighborhood Watch Committee, and Covenants Enforcement Committee.

County News

You were represented at the Alternative School meeting at Evans Elementary School held on January 17, 2013. The old Evans Elementary School will become the Columbia County Alternative School beginning with the 2013 – 2014 school year. The Alternative school will have a maximum of 120 students and has a high teacher ratio plus high student accountability. It will operate from 7:30 AM to 2:15 PM daily and the students will wear color-coded uniforms. They will be bused or the students will drive. The students are all from Columbia County and are not criminals. The school will have video cameras and a security officer on duty.

Action Plan

All 2012 Dues paying Association Members will be receiving an email regarding the amendment of the Country Place By-Laws to combine Civic and Recreational Members together to become one Association Membership. This membership will allow each dues paying member to have a pool membership.

Please watch for an email (via Survey Monkey) asking for your vote. Please take a moment to read the amendment and vote accordingly. The outcome of the vote will be communicated via email to all Country Place Homeowners.

Thank you for supporting Country Place.

Visit our new Website: www.countryplaceevanshoa.org
Thank you to Mr. Shawn Hammond and Peggy Jones for making this happen!!!

Thoughts from our HOA President...



As President, I have proposed to the board that we change our By-Laws to combine the two classes of members, Civic and Recreational members, into one Association Membership. This will allow members who pay their association dues to also have a pool membership. In the coming weeks, the Board of Officers will send out the proposal to dues paying civic members for discussion as By-Law changes will require a 1/3 vote of a quorum for approval.

I have also proposed to our Board of Officers that we consider raising our annual dues to \$250.00 per year, with the assumption that we get enough of our homeowners to pay their dues. This is based on our inability to pay our bills, future Country Place improvements and looking at the current rates for other Homeowners Associations in Columbia County. We will also consider other ideas to raise money for our needed upgrades and initiatives, such as fundraisers, raffles, cookouts, etc.

As we settle into our new roles, we are having our financial books audited by Jose Rodriguez, CPA before they are turned over to our new treasurer.

We have volunteers to be block captains (association representatives) and we will be using them as communicators to and from the board. Right now these are: Mr. Jim Getgood, Mr. Shawn Hammond, Mr. Bill Reed, Mr. Jon Defalco, Ms. Teri Booth, and Ms. Priscilla Stringfellow. All these volunteers are homeowners who attended the Country Place Revival meeting back in October. This was our first call for volunteers and we will need more