

Country Place Chronicle

P.O. Box 318, Evans, GA 30809

6/16/2013

[Edition 1, Volume 3]

Major Overhaul

The board has been working so hard to get things operational again. We have been limping along for a long time but with a great group of neighbors, progress is being made. All contracts are being reviewed to verify that services are being delivered. The first is lawn maintenance and the other is our pool maintenance.

Volunteers Needed

We are looking for Country Place volunteers to serve on our Welcoming, Holiday Decorating, Recreation/Activities Committees. We are also looking for Neighborhood Watch volunteers. If you are able to help out, please contact Lew Bandy at: lbandy@knology.net

Association Membership

Country Place continues to show improvement. Our By-Law change has helped (Combining Civic and Recreation (Pool) membership into one Association membership). We have 100 Country Place Residents who have already paid their 2013 dues. Within the next few weeks, we will contact/visit those who haven't paid to ensure we have not missed anyone.

CPHOA Website

www.countryplaceevanshoa.org

Country Place is proud to have a website to share with all our neighbors. The website has lots of great information available:

- Covenants
- Pool Information
- HOA Contact Information
- Financial Reports
- By-Laws and list of HOA members (HOA Members Only)

Country Place Pool

Pool Hours: Sunday - Saturday - 9 AM - 9 PM

Remember to wear your membership bands while at the pool.

Teen Night

*Every Friday Night Through July - 7:30 PM - 9:30 PM - Featuring movies, games, and other activities
Watch for our weekly email telling the lineup of activities for the upcoming Friday night*

Snack Bar Hours

*Mon. Wed., Thurs., Fri., 12 noon - 4 PM
Saturday- 1 PM - 5 PM and Sunday 1 PM - 4 PM
Closed Tuesdays*

Chips, popcorn, candy, ice cream sandwiches, bomb pops, and snow cones and soda for \$1, Hot Dogs and PowerAde for \$1.50

Please direct any questions about the pool to: Dee Ann Nunnery- 706-284-8825 or Teri Booth - 706-306-8134

Covenants Enforcement

Our Architectural Committee has been hard at work. Covenant violation letters will be mailed in the next week or so. Please take a moment and look around your property to be sure you do not have any obvious violations. We are all working together to help Country Place look it's best.

THANK YOU!!

We had a great group of neighbors working together on our Neighborhood Clean-Up Day:

Caroline Nowling, Annette Nowling, David Nowling, Bailey Booth, Dawson Booth, Teri Booth, Tony Harris, Mike Roper, Soran Parker, Edd Saggus, Jim Getgood, Tammy Martin, Sandra Bandy, Lew Bandy, Shawn Hammond, Stephen Hammond, Ka-Cee Vaughan, Pat Vaughan, Carson Vaughan, Don Jones, Mark Creekmore, DeeAnn Nunnery, and Kyle Nunnery.

A special thanks is given to Don Jones, Mark Creekmore, Marty Goldman, and Tony Harris, for their many hours of work on pool maintenance issues.

County News by Jeff Gingera

Widening of Gibbs Road is currently ongoing. The Phase I construction zone extends from a point approximately 150 feet south of the intersection of Bedford Dr and Gibbs Rd. and continues south beyond the new Evans Elementary School.

Notes:

- The new roadway is designed to be 38 feet wide and consist of one north bound (10'), one south bound (10'), one center turn lane (12') and a one bike path lane (3') in each direction.
- A sidewalk will be installed on the west side of Gibbs Rd from the old Evans elementary School to the new Evans Elementary School.
- Maple Trees will be planted between the sidewalk and the roadway to provide a buffer and an aesthetically appealing view.
- At this time it appears that the marked crosswalk on Gibbs Rd just north of the intersection will remain. Of concern is whether the crosswalk will be manned by a crossing guard and whether Columbia County would entertain adding a sidewalk to the north side of Bedford

Dr. to replace the dirt pathway currently used by Country Place school children to access the crosswalk. As this location is beyond the bounds of the Phase I construction project this concern has not been addressed. Stephen recommended that we contact the Columbia County Traffic Engineering Dept. to see if CC could be persuaded to include this as part of the Phase I construction project. Regarding the posting of a crossing guard, we should probably also contact the CC Board of Education.

- Regarding the Country Place entrance sign and associated plantings, electrical and water utilities, those items are currently in the road right of way. Construction would probably remove and reinstall the sign however relocation of the utility lines might fall under the responsibility of the CPHOA (not fully certain of that). As this is outside of the Phase I construction zone there is no anticipated need to address this situation at this time.
- Phase II construction is tentatively scheduled for two + years down the road and will start where Phase I ends and extend to Washington Rd. Phase II will include the intersection of Bedford Drive and Gibbs Road and will necessitate the relocation of the Country Place entrance sign, utilities and plants. All well and good if the CPHOA owned the property where the sign etc would be relocated. Review of the Right of Way Map provided by Stephen indicate the property owners on either side of the entrance to Country Place own the property to the existing Right of Way on Bedford Dr. The CPHOA needs to take the time between now and the start of Phase II construction to explore how to address this situation. In addition CPHOA should review the original subdivision plats to see how Beasley addressed the entrances i.e., did he deed the property over to the CPHOA.
- Stephen also noted that as part of Phase I construction, sidewalks are planned for both sides of Cox Rd extending from Hereford Farms Road to Evans High School and along Hereford Farms Rd to the Evans Middle School. Once completed Country Place students could conceivably walk/ride bikes from Country Place to all local schools.

VISIT OUR NEW WEBSITE:

www.countryplaceevanshoa.org

For access to the Members Only area, please contact a board member for the password.

LETTER FROM THE PRESIDENT:

Greetings Neighbors,

A lot has happened the past three months in your neighborhood and there is more to come.

Our financial books were audited and we received the results on April 2, 2013. The audit found the books to be in good order, and you should rest assured that your money is safe and our accounting principles are sound.

While we are on the subject of money, we have been very successful in our dues collections so far this year. As you know we have 175 homes in Country Place. 100 families have paid their dues so far. Our goal is to be at 100%. Everyone in this neighborhood has a responsibility to pay for maintenance and upkeep. Why should some pay for the many?

What have we spent your money on?

- All bills from the previous year (over \$5,000.00) have been paid
- Long needed repairs to your pool and pavilion building includes:
 - New piping and repair around pavilion (due to numerous leaks)
 - Replaced the sand in the sand filters (more than 10 years past due)
 - Purchased two new pumps and replaced old piping in the pump room due to numerous leaks
 - Replaced broken lights around the pool area
 - Installed additional security lights and repaired older lights
- Obtained new Certified Pool Operator (CPO) contractor ensuring that our water quality passes Columbia County inspection.
- Renegotiated contract with grounds maintenance

Activities:

The neighborhood yard sale (March 23, 2013) was successful even though it rained, but everyone who participated sold some home treasures. Your Board

even sold some items and made money for the neighborhood.

The neighborhood cleanup day (May 11, 2013) was well attended, with more than 25 people coming out to clean our common areas.

The pool grand opening (May 25, 2013) was a great success with more than 60 people who came, shared food and had fun at the pool.

Friday evenings at the pool, we have a chaperoned teen night. Movies are shown or teens play games. We've had good turnouts and hope to see more come down to the pool. There is a pool snack shack, serving hot dogs and other reasonably-priced goodies. Water aerobics and swimming lessons are being planned. We are also looking at having a neighborhood adult night. If you are interested in the planning this event(s), please contact Ms. DeeAnn Nunnery at (706) 284-8825.

OUR COUNTRY PLACE WEBSITE HAS NEW INFORMATION: www.countryplaceevanshoa.org

Our By-Laws now include the new voter-approved changes and are located in the Member's Only section.

- The Board has provided a guide on the website to help understand the Covenant approval process that all homeowners are to follow. Country Place Covenants are included on our website. Country Place Homeowners Association Covenants apply to all neighbors who want to make outside home improvements. These plans are to be reviewed and approved by the Architectural Control Committee before work begins.
- Also listed on the website you will find, in the Member's Only section, a listing of Country Place homeowners who have paid their 2013 homeowner dues. Please verify that your name is listed. The placement of this list was a recommendation from our financial auditor, as it will help us keep our financial books current.

LETTER FROM THE PRESIDENT – Cont:

In a couple of weeks, I will be sending out letters to some of our neighbors who need to be aware that they are not following our Association Covenants. Letters will identify areas of concern. These letters will alert people about the issue(s) and that they have 30 days to correct the Covenant Violation(s). If the issue is not resolved then a second letter will be sent indicating the Board will pursue legal action.

Our Architectural Control Committee has been in contact with Columbia County about the road construction, occurring out our back entrance on Gibbs Road. The safety of our children, who walk to the new school, is our focus. Mr. Jeff Gingera has provided a detailed summary. Please see his full summary in this newsletter.

I am very pleased with the generous help that has emanated from our neighborhood. Neighbors are buying and donating pool chairs and lounges, building tables and benches, (Doug Tamplin) helping clean up our common neighborhood areas, working at the pool on projects and volunteering for committee's. We have a lot of great things going on but we still need more volunteers.

Thank you all for your continued support of your Board of Officers and the place we call home.

Lew Bandy
President of Country Place HOA

SORRY, ONE MORE THING:

The Covenants Committee is requesting neighborhood homeowners to start thinking about a modification to our existing covenants. Specifically, we would like to amend all 5 sets of the neighborhood covenants to ensure that membership in the homeowners association (HOA) is both mandatory and enforceable.

As you know, we have common areas that require constant attention and a pool and community pavilion will eventually need major renovations. The proper management of the community affects all of our property values and all of us should be willing to equally contribute to such. However, many of our neighbors take advantage of the good will and contributions of the minority.

Additionally, membership and participation in the HOA keeps everyone in the neighborhood involved and the HOA a strong and viable entity. Without a strong and effective HOA, it is just a matter of time before our neighborhood falls into a state of disrepair and our property values begin to decline. Mandatory and enforceable membership rules are required to protect our interests.

In the fall, we will begin sending out the proposed changes for everyone's review. We are hopeful for everyone's support and involvement.