

# Country Place Chronicle

P.O. Box 318, Evans, GA 30809

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## *By-Law / Covenant Changes!!*

On May 23, 2014 an email was sent to all eligible voting members asking them to please vote via Survey Monkey, on adding two amendments to the Country Place Homeowners Association By-Laws. The voting deadline was extended to June 9, 2014 so that more of our homeowners could take advantage of the extra time and to have questions answered about the purpose of the amendments. The two amendments were approved by a vote of 54 to 5 to amend our By-Laws.

The first amendment stated: "The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern the Association in all cases to which they are applicable and in which they are not inconsistent with these By-Laws and any Special Rules of Order the Association may adopt."

In essence these rules of order will govern how the business meetings of our Association should be conducted.

The second amendment stated: "The Corporation shall, submits itself, adopts and specifically incorporates the Property Owners' Association Act O.C.G.A. Section 44-3-220, etc."

We now have the Act included in our By-Laws. However, our Covenants will also need to be amended. Each of you will be asked to sign a statement agreeing to change our Covenants, with a need to obtain 2/3 majority of our homeowners to agree to the change. The Property Owners Association Act will allow us to make annual dues payments mandatory. As you know, the majority of our homeowners pay their dues but not everyone.

## CPHOA Website

[www.countryplaceevanshoa.org](http://www.countryplaceevanshoa.org)

You will find:

- Previous newsletters
- Financial data
- Covenants
- Pool information
- Paid members
- Additional Columbia County Websites

1. The mandatory dues will allow us to continue to offer HOA membership at very low cost.(one of the lowest membership fees in our area). This low fee will also include pool privileges to all HOA members including family. (plus grandchildren and guest)
2. The mandatory dues will facilitate getting all (not just some) of our homeowners involvement in funding and supporting upkeep of our signs and grounds at the entrances, all common areas, and the pool. You do not need to be a Real Estate Professional to understand that upkeep of these areas and our homes are key to helping make CP a desirable place to live and raise our families.
3. The mandatory dues will also allow us to have predictable funding support for our neighborhood so we can plan for membership approved and prioritized upgrades to help keep Country Place on the upswing.

You can Google the Act on the web, and we will put it on our Country Place Web site for everyone's access.

### ***Dues Collection Continues!!***

Please see our financial summary attached to this newsletter. 105 Country Place Homeowners have paid their 2014 annual dues. It is not too late for those who have not yet paid.

### ***Pool Season Continues Strong!***

Our Pool Season will continue until the middle of September. The pool has been very busy all summer long. The pool committee along with our Certified Pool Operator has done an amazing job ensuring that our pool is cared for. We do ask that parents continue to supervise their children while at the pool. We also ask that all conduct themselves in an appropriate manner so that all those around them are comfortable. Our rules and policies state that all members will conduct themselves in a safe manner. Members not following these rules will be asked to leave.

### ***Country Place's Natural Beauty!!***

The Architectural Control Committee has helped a number of our neighbors with home improvement suggestions. Those improvements have helped the overall appearance of our neighborhood and have increased the value of our homes. We still have a way to go but progress has been made.

If you want to make any changes to your home or yards, please contact the Architectural Committee first to ensure that you are in compliance with your Country Place Covenant's. **This includes cutting trees.** Our neighborhood's biggest asset is the natural beauty that surrounds our homes. Please do not destroy this natural look.

Please note that Article II, Section 9 states:

**9. Preservation of Trees and Vegetation** - Since living trees contribute to the aesthetic value of Country Place, no tree, shrub, or other vegetation may be removed from a lot without the approval of

the Architectural Committee. Approval for the removal of trees, shrubs and vegetation located within ten (10) feet of the approved site for such building will be granted unless removal will substantially decrease the beauty of the property.

### ***We Need You!!***

Our Welcome Committee, led by Ms. Mary Dickey, is still visiting our new homeowners and renters. We always need additional volunteers for our various committees. The Pool Committee, Decoration and Holiday Committee, Activities/Social Committee. Please let any of the Board Members know if you are interested.

### ***Architectural / Covenants Committee Success!!***

The Architectural / Covenants Committee have been working hard to resolve some of our neighborhood issues. While there is still work to be done, this group has done an incredible job working with our neighborhood to maintain the standards set forth in our covenants!! Way to go!! Things are looking better for sure!!

### ***Country Place Annual Meeting Scheduled!!!***

The Country Place Homeowners Association Annual Meeting will be held on September 9, 2014 at 7:00 PM at the Country Place Pool pavilion. Everyone is invited to attend.

### ***Front Entrance Enhancements!!!***

We are beginning the process of beautifying our front entrance area! We are obtaining bids to repair / restore our sprinkler system along with updating our sign with new posts. Please watch for these changes over the next couple of months.