

# Country Place Chronicle

P.O. Box 318, Evans, GA 30809

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## *The Annual Meeting!*

The Country Place Association annual meeting was held on September 9, 2014 at the Country Place pool pavilion. Not enough paid members attended in order to have a quorum. The meeting did provide a good informational forum for a number of non-member homeowners who attended. The business agenda for the annual meeting was sent to the paid membership that included the previous year's annual meeting minutes and the 2015 proposed budget. We were able to secure a quorum to approve the minutes and the 2015 budget using Survey Monkey.

## *Seeking 2015 Board Members*

A request was sent to our membership, asking for nominations to run for one of the four boards of officer positions. The Board did not receive any nominations. The current officers have agreed to run again for 2015. Voting will be sent out via Survey Monkey to re-elect the current board of officers.

## *Improvements Galore!!*

Country Place Association improvements and activities are increasing. We have completed the replacement of our front entrance sign with the help of homeowners, Mr. Doug Tamplin, Mr. Don Jones, Mr. John Donnelly, Mr. Jeff Gingera, Mr. Jac Palmer, Mr. Richard Reynolds, and Mr. Lew Bandy.

After the pool closing on 15 Sept. our homeowner volunteers also completed repair and upgrade projects on bathroom leaks, replaced broken and worn out plumbing. They also repaired the outside shower and related hidden leaks that had damaged

## 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

## CPHOA Committees

### Architectural Control Committee

Peggy Jones, chair  
Mike Roper

### Welcoming Committee

Mary Dickey, chair  
Suzanne Lentz

### Pool Committee

DeeAnn Nunnery, Chair  
Lew Bandy  
Teri Booth  
John Donnelly  
Mary Edwards  
Shawn Hammond  
Don Jones  
Jeff Gingera

the insulation and wood on both the inside and outside office walls.

Our neighbor Mr. Richard Reynolds volunteered his professional expertise to inspect the repaired walls and plans to treat the facility for insects and termites.

The front entrance sprinkler system and system around the pool have been repaired. On November 15, 2014, flowers were planted to beautify the front entrance. The landscaping stones and pansies really help improve the look of our entrance!! Special Thanks goes out to: Mr. Robbie Silas and his staff, Mr. and Mrs. Don Jones, Mr. John Donnelly, and Mr. Lew Bandy. We would like to establish a garden/flower landscape committee, for planning, planting and beautifying our neighborhood. Future planned projects for volunteers include repairing and painting the pool sign, and our only remaining original street sign, located at the front entrance. Let us know if you are interested in being on this committee or helping with projects.

### *It's Spooky to be Hungry!!!*

Ms. Teri Booth chaired our annual "It's Spooky to be Hungry" campaign. This year's food and funds drive was the best ever. Country Place collected over 634 lbs. of food and over \$2,600.00, all to be used by the Golden Harvest Food Bank to support the needy in our community.

### *Halloween Celebration!!!*

The first annual Country Place Association Halloween event was a scary success. The festivities were centered at the pool area. Children and parents were treated to candy, movies, face painting, food, (hot dogs, vegetable tray, cookies, hot cider, hot chocolate, water) roasting marshmallows, photo taking site, big blow-ups and a lot more. Well over 100 people attended and had a great time. Ms. Suzanne Lentz and Mr. Shawn Hammond lead this successful party.

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

Our Covenant/Architectural committee continues to work on covenant compliance. We would like to mention a few recent improvements we have been able to bring about.

**589 Country Place Lane** – This house has been vacant for many years, and was not being maintained. Through enforcement of our covenants we were able to get the owner to make some necessary repairs to the house and clean up the yard. The house is now for sale.

**545 Brandermill Rd** - This house is also vacant and not being maintained. The landscaping is now being maintained, the area surrounding the house is free of trash, and some much needed repairs are being made to the house. Hopefully it will soon have new owners.

**532 Astor Court** – The yard was completely overgrown on this vacant home. A member of the Covenants committee contacted Columbia County Code Enforcement on Oct. 20 and they responded on 27 Oct. As of the 5<sup>th</sup> of Nov. the lawn has been mowed, the shrubbery trimmed and the pine straw cleaned up.

Enforcement of our covenants is important to every homeowner because it impacts the value of our homes.

If you have any improvements or want to make any changes to your property consult the Country Place Covenants found on association's web site. Contact the Country Place Architectural Control Committee for assistance to verify compliance. Ms. Peggy Jones heads up this committee.

## *Covenants Modification Process!!!*

**We have consulted with the law firm of Wright-McLeod on how we will use/implement the Georgia**

Property Owners Association Act for our neighborhood Association.

This is a very long and labor intensive process. As with any legal process, it all revolves around correctly preparing the documents. As with most legal documents, there is always someone willing to find fault so the process is going very slow.

However, what we are attempting to do by modifying the covenants is so seldom done that there are no examples to use as a reference.

Everything we are drafting is being reviewed by many in the profession in the hopes of being letter perfect.

Once the documents are formally prepared, the owners from each household will be required to sign. Once signed, they will be binding and will run with the property for all future property owners.