

Country Place Chronicle Edition 1, Volume 16 xx Mar 2018

Country Place Homeowners' Association
P.O. Box 318
Evans, GA, 30809

website: <http://www.countryplaceevanshoa.org/>

2018 Country Place Homeowners Association Dues notices

The Country Place dues collection is going very well. Last year, 121 paid their dues, setting another record, which we hope to surpass this year. The annual dues are still \$250.00 per year and this money pays for common area grounds maintenance, insurance, security lighting, water for the sprinkler systems, taxes, post office box, web-site, postage, pool upkeep, general maintenance and improvements.

Also, full payment includes free pool membership. If you haven't paid yet, please send your check to Country Place HOA P.O. 318, Evans, GA 30809.

As of March 86 have paid their 2018 Homeowners Association dues.

Forth annual 2017 Country Place HOA Halloween Party:

Over 100 people attended our Halloween party. A large inflatable bounce house with slide was provided, lots of food, a bonfire to roast marshmallows/smoes, movies, face painting, and plenty of candy, provided by a number of families. People attending had lots of fun and it's a great opportunity to get to know your neighbors.

Spooky to be Hungry 2017 results!!

The Spooky to be Hungry food drive was held on October 28, 2017. Ms. Teri Booth and her volunteers collected 875 pounds of food items and \$3,025.00 was given. This vital program helps the Golden Harvest Food Bank serve the needy in the CSRA. Thank you for your continued Amazing support for the event. Sadly, Ms. Booth moved out of our neighborhood and a new leader for this great program has been found, the Crawford family.

Holiday Decorations:

Many of our neighbors helped to make Country Place look beautiful with all the lights and festive bows and garland this past December. Here are but a few of the many who helped: Ms. Carolyn Kasprzak, Ms. Ada Reynolds, Mr. Tony Harris, Ms. Mona Palmer, Ms. Susie Donnelly, Ms. Susy Roper, Ms. Geri Keyser, Ms. Emily Durham, Ms. Amber Miller, Ms. Beth Williams, Ms. Debbie Prince, Ms. Sandra Bandy, Ms. Peggy Jones and others.

New Country Place Covenants:

The new Country Place covenants have been recorded in the Columbia County Court house along with 89 homeowners who have signed them. Remember the major change to the covenants is making dues mandatory. A majority of our homeowners have signed the new covenants but we want 100%.

Country Place Pool Season 2018:

The pool is scheduled to open along with registration on May 5, 2018. Pool information for sign up is located on the Country Place web site: www.countryplaceevanshoa.org

Remember free pool membership with fully paid HOA dues.

Upcoming events:

Country Place neighborhood spring yard sale:

Our yard sale is scheduled for May 12, 2018 from 8 AM to 11 AM. The Association will advertise the sale all you have to do is put some balloons on your mailbox.

Neighborhood Workday:

Our workday for cleaning up around the common areas of the neighborhood is scheduled for April 28, 2018. Meet at the pool and we will be doing spring-cleaning with some yard work, painting, planting etc.

Strategic Plan for Country Place:

Your Association has put together a plan that was briefed at the general meeting September 2017. Your feed back on this plan would help guide our future. Please see below.

The architectural control committee has identified areas that you should be aware of for fixing up your property. Please see the below list. See attached financial data.

Finally, home sales and homes sold, in our neighborhood, have never been this much in the 30 years of our existence. This trend, is an indication of future homeowners desire to live in a nice looking neighborhood with a great location. The current building boom at the Evans Town Center will only help our homes appreciate in value. Please keep your sub-division green and beautiful.

Spring Cleanup for Country Place

- Keeping our properties clean is the only way Country Place will remain a lovely place to live!

- Repair or replace broken mailboxes. Please use the standard neighborhood mailbox.
- Replace missing shutters and repair broken ones.
- Repair or replace broken window grids.
- Clear driveways of debris and trash.
- Remove dead shrubbery and trim overgrown bushes.
- Remove mildew from homes and fences.
- Satellite dishes must be screened.
- On street parking has become a problem in several areas of the neighborhood.
- Control your pets – nuisance barking is a problem.

Country Place Homeowners Association Strategic Plan for 2018-2022
Goals for Country Place Home Owners Association:

1. Pool security fence: (2018/19), the first big item the Association recommends is to replace the 30-year- old fence around the pool. The current wooden fence is falling apart little by little. It has been repaired each year to keep it erect and to keep the metal mesh portion intact. The proposal is not only replace the fence but enlarge it to encompass a larger enclosed area that would enclose part of the hill and provide more space for activities. Card access to the pool would also be included for the new fence gate.

2. Soccer field: (2019), as part of the empty field is being fenced in, there is an opportunity to also reclaim some of the area from the vegetation that has grown up and enlarge the open field. It could be turned into a small soccer field with goals. It is already lighted.

3. Playground equipment: (2019/20), the lot across the road from the pool parking lot is where playground equipment would be installed. It would involve swings, slides, and climbing and exercise equipment for our children. (With the increased home sales in our neighborhood, there are more families with children moving in and we need to address their needs)

4. Club house: (2020/22), the ultimate goal of the Strategic plan would be to add to the existing pool facility and create an enclosed club room/rooms that would provide for functions as a party's (kitchenette), meetings and serve other functions. Rent out for parties and meetings would be a revenue generator.

Financial Data Summary
February 1-28, 2018

Member Dues	\$10,038
Pool Dues	\$300
Other Revenues	
Total Revenues	\$10,338
General Expenses	\$454
Pool Area Expenses Operating	\$1,196
Pool Renovation	
Net Income	\$8,688
Beginning Cash	\$25,054
Cash Deposits 1	\$10,338
Checks	(\$1,650)
Current Cash Balance	\$33,742