

## **Country Place Chronicle Edition 1, Volume 19 xx November 2019**

Country Place Homeowners' Association

P.O. Box 318

Evans, GA, 30809

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

### **Country Place Homeowners Association dues for 2020:**

For 2019, CPHA has received 126 homeowner's dues. The 2020 annual dues notices will be sent in January. The annual dues are \$250.00 per year which pays for common area grounds maintenance, insurance, security lighting, water for the sprinkler systems, taxes, post office box, website, postage, pool upkeep, general maintenance and improvements.

Remember, full payment of dues includes free pool membership. Check payments are mailed to Country Place HOA P.O. Box 318, Evans, GA 30809.

### **Country Place Pool Season, 2019:**

A card swipe entrance was added for the pool. This added feature has been well received by our members. The large rock located on the inside on the pool yard was moved outside the fence. It was moved to provide safer space for activities. The overall, 2019 pool season was another successful year, thanks to DeeAnn Nunnery and the Pool Committee. Look for more pool improvements next year, parking lot surface re-sealed and parking spaces painted.

### **Country Place Home Owners Association Meeting**

The annual Country Place Home Owners Association meeting was held on September 10, 2019 at the pool. A large number of homeowners turned out for the meeting, over 44 homes were represented by attendance or by proxy. Your current board members were re-elected and will serve through the end of 2020. Next years budget was also approved. We are always looking for more volunteers to serve on the Board. Please let Lew Bandy know of your interest.

### **Improvements to the Neighborhood:**

We have created a new committee, Parks and Recreation Committee chaired by Larry Flanagan. Larry is looking for more volunteers to help with planning and executing on improvement initiatives. We have placed No Soliciting signs at each of our entrances. The Washington Road and Gibbs Road entrances have been updated to provide a fresh new look and new LED lighting for the Washington Road entrance sign was also added.

### **Events at the pool:**

This year we had 12 membership pool parties. This additional revenue helps with pool expenses. At the end of the season, the Board sponsored an Association Volunteer Appreciation Party in which everyone brought food. A six-member band played during the event. John Donnelly led the band and other homeowner band members were Byron Penland and Jimmy Crawford.

### **Spooky to be Hungry Food Drive:**

On October 26, our neighborhood held its annual Golden Harvest Food Drive. We collected \$2,644 and many pounds of canned food items. Our neighborhood has participated in this event for many years. Please consider donating next year to make it another record year. We had a good turnout of neighbors who worked on distributing the bags and collecting the money and food items. Special thanks go out

to Angela and Jimmy Crawford who lead this year's event. Neighbors who participated included Don and Peggy Jones, Jac and Monya Palmer and their grand daughter, Anslee Becsey, John and Judy Teasley, Mike Roper, Ellen White-Khazrai, volunteers from Golden Harvest, and friends of the Crawfords.

**Sixth Annual Country Place HOA Halloween Party:**

Halloween at the Country Place pool included music, lots of food, candy, decorations and a bonfire to roast marshmallows and make s'mores. The bounce house was canceled because of the threat of storms. This event was a great opportunity to meet neighbors as more than 75 adults and children celebrated Halloween together.

Thank you Suzanne Lentz for again hosting this yearly event.

**New Country Place Covenants:**

The new Country Place covenants have been added to our Country Place HOA web site. The majority of the 174 homeowners have signed them and the Board will be knocking on doors again for additional signatures when the weather improves. The major change to the covenants is making dues mandatory, which secures financial stability for the Association. Our goal is 100%.

**Trees make our community beautiful:**

Please remember to contact the Architectural Control Committee prior to cutting any trees that are more than 10 feet from your structures. Refer to Article II section 9 in the old covenants and Article 10; section (h) in the new covenants. Both prohibit cutting trees without the approval of the Committee.

**Home and Property Maintenance:**

As a reminder, each homeowner needs to keep their home looking well maintained. For example, edge your lawn including removing weeds along the curb. Contact the Architectural Control Committee before making any structural improvements that can be seen from the road. Street parking has become a problem in several areas of the neighborhood, use your garage and drive way for vehicle parking. However, boats, trailers, jet skis, campers, in driveways are a violation of our covenants.

**Upcoming events:**

Holiday decorations committee, (Peggy Jones, will need volunteers), placing bows on everyone's mailbox as well as placing lights and garland at the front and back entrances. Also, volunteers are needed to take down decorations after the New Year. Look for an upcoming email for this event.

**Person's Who Wish to Volunteer on a Committee**

Please respond to this email and John Donnelly, Association's' point of contact, will forward the request to the appropriate committee chair.

**Financial Data Summary, Ending on October 2019**

Through October 31,2019

Receipts YTD \$45,980

Expenses YTD 34,752.72

Income \$11,227.28

Balance 1/1/19 8,691.31

Bank Balance 10/31/19 19,928.59