

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

**WEBSITE:**

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



**August 2022**

**Edition 1, Volume 25**

# ***Country Place Chronicle***

## **Country Place HOA Strategic Plan for 2018-2022 Update:**

I want to share with you our progress in addressing the HOA Strategic Plan 2018-2022. Below are the current goals for Country Place Homeowners 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 replacing 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 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 such as a party's (kitchenette), meetings and serve other functions. Rent out for parties and meetings would be a revenue generator.

We have accomplished a lot of these goals in four years. Goals one, two and three (the playground is being constructed next to the pool, as the area across the road is a flood zone and we cannot build there) are almost complete. The last goal requires a plan and savings. We will begin addressing this goal at the annual meeting.

Your Association was bankrupt almost 10 years ago. This was due to a 12-year inactive Association. Bills could not be paid, the swimming pool looked like a cesspool, and the grounds were a mess. We only had 77 homeowners paying dues. With the reestablishment of the Association, currently, we have 131 paid members and 51 outside families who pay a yearly pool membership. The success of this Strategic Plan is a direct result of support given by Association members. Thank you all for keeping our neighborhood safe and beautiful these many years.



### **Country Place Homeowners Association Annual Meeting:**

The Country Place Homeowners Association Annual Meeting will be held at the pool on September 13, 2022, 7:00 PM. This business meeting will require the approval of last year's minutes, 2023 budget and Homeowners Association Board elections. We will have committee reports on accomplishments and future endeavors. To conduct official business, a quorum of currently paid association members is required. An email meeting reminder will be sent as in person attendance is encouraged. For those that cannot attend, the Association will provide a proxy form for you to identify your representation

### **Status of Homeowners Association dues for 2022:**



As of July 31, 2022, we have received 131 homeowners' dues of the 174 homes in our subdivision. You still have time to pay your annual dues of \$250. If you haven't paid, please send your check to:

Country Place HOA  
P.O. Box 318  
Evans, GA 30809.

\*\*\*\*Remember, full payment of annual dues includes pool access\*\*\*\*

## ***Pool Committee NEWS***

The pool season opened on May 6, 2022. We have 97 Country Place residents who have completed pool registrations and 51 outside pool members as of July 31, 2022.

New pool side tables and chairs have arrived and are in use. Thank you, John Teasley, and Sandra Bandy, for helping assemble these items. It has been a great pool season so far. This year we started spraying for mosquitos and have a record number of volunteers opening and closing the pool. Pool parties have been brisk even with the slight increase in fees. If you need any information about the pool, contact the Pool Managers via email [pool@countryplaceevanshoa.org](mailto:pool@countryplaceevanshoa.org) or leave a message on the pool telephone, 706-432-9750. Messages are retrieved on a weekly basis. All pool information including registration forms and rules and regulations are located on the Associations website. It has come to our attention via our Facebook Country Place Pool page to remind all pool members that alcohol and smoking is prohibited.



## ***Architectural Committee***

Homeowner, Mike Roper, is repairing and repainting our neighborhood entrance signs. We are updating the colors to match our new color scheme in the community pool area.

In June, we sprayed the road weeds in the neighborhood.

Many thanks to Larry Flanagan and Ronnie White for their time and effort.



# Parks and Recreation Committee

Children's playground equipment is being added to the fenced area next to the pool. We will build two towers that will feature: a rock-climbing wall, large spiral slide, a tunnel linking the two towers, a trapeze ring combo, and an overhead bar ladder. The playground already has a swing set and a bench swing. The playground is in a secure fenced area that will be available during the pool season to HOA registered pool members and our outside pool members. The playground access gate from the parking lot will be open to all homeowners after the pool season.



## ***Creating Curb Appeal***

As a reminder: The following subjects are things that make our neighborhood appealing to new home buyers.

### **(1) Trees are One of Our Neighborhood's Treasures:**

We need to be mindful in how we cut our trees. Please contact the Architectural Control Committee, [covenant@countryplaceevanshoa.org](mailto:covenant@countryplaceevanshoa.org) prior to cutting any trees. Tree trimming is allowed without approval. Refer to Article II section 9 in the old covenants and Article 10: section (h) in the new covenants on trees, <https://www.countryplaceevanshoa.org/covenants/>. Both covenants prohibit cutting trees without the approval of the Committee.

### **(2) Home and Property Maintenance:**

Keep your homes looking good. Common concerns are replacing missing shutters and repairing broken ones, multiple parked cars on the street, **boats and trailers** seen from the road, and weeds along your curb and full gutters of debris. Contact the Architectural Control Committee for questions.

**(3) Reminder to dog walkers to carry a plastic bag and pickup dog remains deposited on street or on other homeowner's lawns.**

## Financial Data Summary, Ending on June 30, 2022

Through June 30, 2022

Receipts YTD	\$50,640
Expenses YTD	\$20,506.53
Income YTD	\$30,133.47
Add: Cash 12-31-2021	\$19,475.97
Bank Balance June 30, 2022	\$49,609.44

### Country Place HOA Officers and Board Members:

President: Lew Bandy

Vice President: Shawn Hammond

Secretary: Peggy Jones (Architectural Control Committee Chair)

Treasurer: Jose Rodriguez

### Board Members:

Larry Flanagan—Parks and Recreation Committee Chair

Ellen White-Khazrai—Assistant Secretary (Communication Coordinator)

Alli Penland—Pool Operations

Byron Penland—Pool Operations

Michelle Ayers –Pool Administrator

Jasmine Pruitt – Newsletter Editor

## <PET PICTURES>

With recent pets getting loose in the neighborhood, a suggestion was passed to the HOA Board to have owners submit pictures of their pets for a special issue of the e-newsletter. If you are interested in this initiative contact the HOA Communication Coordinator.



## Upcoming Events

- **Eighth Annual Halloween Party:** Monday, October 31, 2022. Food, candy, bounce house, s'mores, movies for children and adults. This is an opportunity to meet neighbors, new and old. If you are interested in volunteering to help, contact the Associations' Secretary, [secretary@countryplaceevanshoa.org](mailto:secretary@countryplaceevanshoa.org)
- **Spooky to be Hungry:** This is a neighborhood food drive that supports the Golden Harvest Food Bank. Last year we raised over \$3,000 for the needy. We will send out an email announcement asking for volunteers to help collect. Stay tuned.
- **Holiday Bows and decorations:** Every year we place red bows on everyone's mailboxes. We will need volunteers for that event. Stay tuned.



## Completed Events:

- The Country Place work/clean-up day was well attended on Saturday, April 16 (rain out)/23, 2022. The attendees were Byron and Alli Penland, Bryan and Michelle Ayers, Bill Byrne, Ed Urbanawiz, Bernard Hughes, Morteza Khazrai, Ellen White-Khazrai and Ron and Beth White.



- The neighborhood yard sale, on April 30, was a great success. We had 10 homes participating. If there is an interest for a fall yard sale, please contact the Associations' Secretary, [secretary@countryplaceevanshoa.org](mailto:secretary@countryplaceevanshoa.org)