

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

**WEBSITE:**

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



**July 2023**

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# ***Country Place Chronicle***

## **Homeowners Association Board Update**

The Country Place Homeowners Association (CPHA) has received 132 homeowners' dues for 2023 as of June 17, 2023. The 2023 dues notices were mailed on January 1, 2023, with a suspense date of January 31. The annual dues have stayed the same for the past 9 years. These dues pay for common area grounds maintenance, insurance, security lighting, water for sprinkler systems, taxes, post office box, website, pool upkeep, legal services, and general maintenance and improvements. There is still time to pay your annual dues of \$250. Please send your check or money order to:

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

Remember: A FOB (key card) can be issued for full annual dues payment allowing pool and playground access.

Second notices for those who haven't paid their dues will be sent out at the end of June.

On April 28<sup>th</sup>, the HOA informed all neighbors via email that our neighborhood Little Library was vandalized, and a police report was filed. A special thank you to Jim Schroeder who repaired the library. Also, we informed the neighborhood that someone was knocking on back doors in the middle of the night. We want to keep Country Place a safe place to live. If you encounter suspicious activity, please contact the Columbia County Sherriff's Department

## ***Pool Committee NEWS***

Country Place Pool season opened on May 6<sup>th</sup>.

We have 86 Country Place residents and 53 outside pool members who have completed pool registrations.

The Pool Committee has purchased new umbrellas for the pool. The HOA Board has been informed that the price of chlorine, which we use to clean the pool, has almost tripled in price. This issue has led us to consider converting to a salt pool. We probably have enough chlorine for this pool season and will consider making a change in the fall.

### **PLAN YOUR POOL PARTY TODAY!**

We still have spots available on weekends and weekdays. Just send an email request to [POOL@COUNTRYPLACEEVANSHOA.ORG](mailto:POOL@COUNTRYPLACEEVANSHOA.ORG) with your preferred party date and time.

### **The Details:**

If you're an HOA member, you can book a party!

Cost - \$100 (payable by check or money order)

Party duration – up to three hours

Party Location – pavilion area (all pool attendees still have access to restrooms and the pool area)

Attendees – up to 15 guests (due to pool occupancy guidelines)

We'll post your party date and time on chalkboards and display them on the pavilion!



# Architectural Control Committee

We have added a new security camera to cover our playground. We also have a new security lock on the playground parking lot gate. The parking lot playground gate is locked during the pool season. That gate will be open after pool season and may be accessed using your pool FOB (key card).

As you know we live in a covenant neighborhood. You will find a copy of the covenants on our website: <https://www.countryplaceevanshoa.org>

Below are some guidelines we must all abide by and/or submit requests for to the Architectural Control committee prior to doing any work:

## **Article II, section 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 written approval of the architectural control committee.”

## **Article IV, section 5:** Vehicles:

“No vehicle of any type (including but not limited to automobiles, motorcycles, boats, trailers, trucks, buses, motorhomes, and campers) other than conventional automobiles, jeeps and pickup trucks shall be parked or maintained on any portion of the Property or on the streets and roads.”

## **Article II, section 8:** Approval of Plans:

“No building, storage house, cabana, fence, wall, swimming pool, or other structure shall be commenced, erected or maintained, nor shall any addition to, or exterior change or alteration thereto be made, until the plans and specifications showing the nature, kind, shape, height, materials, floor plan, elevation, exterior color scheme and square footage shall be submitted to and approved in writing by the architectural control committee.”

# \* UPCOMING EVENTS \*

- Meet the Neighbors Pool Bash is Saturday, July 8<sup>th</sup> at 5pm. We will have the bounce house available for your kids. Hot dogs and water will be provided. You are welcome to bring a covered dish to the bash, but don't feel obligated. We want to thank the Ray Family for being the primary host of this event.
- Tuesday, September 12<sup>th</sup>, is the Country Place HOA Annual Meeting. This is a business meeting where we elect HOA officers, approve last year's minutes, and approve next year's budget. Please plan to attend but if you can't, we ask that you fill out a proxy. Additional information will be coming soon.
- Spooky to be Hungry, an annual neighborhood food drive supporting the Golden Harvest Food Bank, TBA.
- The Ninth Annual Halloween Party at the pool is Tuesday, October 31<sup>st</sup>. There will be food, candy, a bounce house and s'mores for children and adults. This is a great opportunity to meet your neighbors. This is HOA sponsored; volunteers are needed.
- Each year we place red bows on everyone's mailbox for the holiday season. We will need volunteers for that event. Sign-up information will be sent closer to the event.



## <COMPLETED EVENTS>

- The neighborhood yard sale was on April 15, and there was a large turnout for the 10 homes who participated.
- Spring Clean-up Day was April 22. We had a good turnout for this event. A lot was accomplished. The attendees were Michelle, Bryan and Madeleine Ayers; Lew Bandy; Berman Kent; Jasmine and Steve Pruitt; Raymond, Alisha, Cason, and Aden Ray; Kyle Usher; Dan Ware; Laura White; Ronnie and Beth White; Ellen White-Khazrai; Colin Orr; Mason Young; and Will Gaissert.
- The HOA provided a dumpster for the community during that time frame, and it was well used.



# Service Providers

At last year's Annual Meeting, homeowners requested a list of recommended home repair services. Below are a few service providers recommended by homeowners based upon their experiences.

## DECK AND FENCE

Tom Mell (Southern Pride Stains): (706) 951-2448

[Southernpridestain.com](http://Southernpridestain.com)

Tom is good and reliable.  
(Recommended on 1/2023)

## LAWN CARE

Naptali Rodriguez: (706) 750-3105

This fellow does a good job, is a hard worker and is consistent.  
(Recommended on 1/2023)

Robbie Silas: (706) 421-4583

He maintains our HOA Community grounds.

Michael Gaines: (706) 306-5488

Economy Sprinkler Systems  
He maintains the HOA systems.

## PAINTING & PRESSURE WASHING

William "Hymer" Dillabough: (706) 691-8084

Painting & pressure washing - interior, exterior, kitchen cabinets  
We are very happy with the results, and the prices were very reasonable.  
(Recommended on 1/2023)

# Service Providers (cont.)

## REMODELING

Shawn Fields: (706) 251-3593  
Remodels (Everything but Roofs)  
Shawn did a lot of work for our neighbor.  
Bathroom, popcorn ceiling removal, flooring.  
He is good and reliable.  
(Recommended on 1/2023)

Raymond Ray (Custom Living Spaces): (706) 699-6205  
Construction and Remodeling  
Lives in neighborhood

If you have a recommendation, please send to [secretary@countryplaceevanshoa.org](mailto:secretary@countryplaceevanshoa.org)

## Reminder

Dog walkers, please remember to carry a plastic bag and pickup dog remains deposited on the street or on other homeowners' lawns.

## Financial Data Summary, Ending on May 31, 2023

Through May 31, 2023

Receipts YTD	\$52,869
Expenses YTD	\$24,081
Income YTD	\$28,787.69
Add: Cash 12/31/2022	\$23,979.54
Bank Balance May 31, 2023,	\$52,767.23