

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

WEBSITE:

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



December 2023

Edition 1, Volume 28

Country Place Chronicle

Homeowner's Association Board Update

The Country Place Homeowners' Association (CPHA) has received 140 out of 174 homeowners' dues for 2023 as of November 12, 2023. This is a record number of dues paid in one year. The 2024 dues notices will be mailed in late December, with a suspense date of January 31. This will also include the 2024 Pool Registration. The annual dues of \$250 have stayed the same for the past 10 years. There is still time to pay your 2023 annual dues for the 34 who haven't paid. 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.

The Board budgeted funds toward seasonal decorations at the two front entrances. Alisha Ray is the coordinator. Our entrances have never looked better.



Annual Meeting

September 12, 2023

At the annual business meeting, last year's minutes and the 2024 budget were approved.

New Homeowners Association officers were also elected to the board.

Lew Bandy—President
Dan Ware—Vice President
Karen Wilton—Secretary
Jose Rodriguez—Treasurer

Out-going officers, Peggy Jones and Shawn Hammond were recognized for their long and valuable service to our community.

Don and Peggy Jones were additionally recognized for more than 30 years of service by placing a plaque in the pavilion, naming the pool after them.

Finally, an ad-hoc committee was formed to discuss building a handicap ramp into the pool area.



Pool Committee NEWS

Country Place Pool season ended in September. Co-chairs Michelle Ayers and Kyle Usher indicated it was a successful year.

At the annual meeting, there was discussion regarding pool parties and the trash left from parties. This will be addressed in next year's pool party reservations.

The Association would like to recognize the following volunteers of the pool committee. They did a fabulous job opening and closing the pool each day of the season.

Michelle Ayers
Ashlee Crawford
Jim Getgood
Mandy Manners
Ryan Poovy
Alisha Ray
Cindy Reed
Kristopher Solomon
Judy Teasley
Kyle Usher
Ellen White-Kazrai (and Morteza)

The HOA Board has decided to convert the pool to a salt based as the price of chlorine has tripled in price. The conversion will take place this fall/winter.



Architectural Control Committee

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 to the Architectural Control committee prior to doing any work related to the below:

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.

Article IV, Land Use Restrictions, section 9:

No signs shall be erected or maintained on any portion of the property by anyone including, but not limited to, an owner, a realtor, a contractor, or subcontractor, except with the written permission of the ACC or except as may be required by legal proceedings..., only one usual “for sale” realtor sign may be erected during the sales period without the permission of the ACC.

Many thanks to Berman Kent for chairing this committee. This is one of the most challenging positions but the most important for keeping our neighborhood beautiful.

*** UPCOMING EVENTS ***

- Holiday bows on mailboxes: Every year the association places red holiday bows on our mailboxes. This year, we made 174 new bows and want to thank the volunteers who made them. They were: Michelle Ayers, Kyle Usher, Ellen White-Khazrai, Naomi Williams, Sandra and Lew Bandy, Beth White, Alisha Ray, and Berman Kent with friend James.
- The bows will be placed on your mailboxes Dec 9-10th and taken down on January 6-7th, 2024. Please leave them on your mailbox until our volunteers take them off as we will use them again next year

<COMPLETED EVENTS>

- Meet the Neighbors Pool Bash was on Saturday, July 8th. We had a great turnout of neighbors with great food and decorations. Thank you to the Ray family for being the primary host for this first-time event.
- Spooky to be Hungry, an annual neighborhood food drive supporting the Golden Harvest Food Bank collected \$2763 this year. A special thanks to Angela and Jimmy Crawford for spearheading this event. They were instrumental in placing notifications on each door and reminder signs around the neighborhood.
- Our 9th Annual Halloween party was lots of fun and over 100 attended. Many volunteers made this a successful holiday event for the neighborhood. A special thanks go out to Michelle Ayers, Jessica Kirby, Merline Desamour and Alisha Ray for decorating and food preparing for the event.



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

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: (706) 699-6205, (Custom Living Spaces)

Construction and Remodeling

Lives in neighborhood

REAL ESTATE

Jasmine Pruitt: 706-394-6947, Realtor

David Greene Realty, LLC

Lives in neighborhood

If you have a recommendation, please send to secretary@countryplaceevanshoa.org

Financial Data Summary, ending October 31, 2023

Through October 31, 2023

Receipts	YTD	\$56,949.00
Expenses	YTD	\$41,028.59
Income	YTD	\$15,920.41
Add cash 12/31/2022		\$23,979.54
Bank Balance October 31, 2023		\$39,899.95