

Country Village Townhouse Association
Newsletter
January, 2014

Another year has flown by and the holidays are over. It's a great time for Country Village Townhouse Association owners to look back on what's happened and where we're going.

Some of our old friends have moved away, but we now have new neighbors that we would like to welcome! One of Country Village's strengths and sources of vitality is that it continues to be a fascinating melting-pot of owners, residents and tenants from many walks of life.

As our web-site (and many realtors) describes us, Country Village is nestled in the quiet Pine Bush Preserve, surrounded by acres of woodland, yet we are only minutes from major, cutting edge industry, local and federal government centers, transportation hubs and outstanding educational facilities. COUNTRY VILLAGE IS A GREAT PLACE TO LIVE ... for many reasons!

And, while our neighborhood homes are now almost thirty years old, we are maintaining and beautifying them! Through owners' hard work Country Village properties still look great and, very importantly, they are maintaining their values in the real estate market. This past year many owners completed an array of home improvement projects: sealing driveways, installing new roofs, trimming shrubs and trees, planting beautiful landscaping, installing new upgraded windows, upgrading entryways, replacing worn-out house lights, painting house trim. Country Village is alive and well! Thank you, everyone, for your conscientious efforts to improve our entire neighborhood!

And, while individual properties were improved in 2013, so was our Common Property. Our annual dues paid for ongoing beautification through weekly lawn mowing and fertilization and overgrown tree and shrub/brush removal.

2013 was kicked off by our Fifth Annual New Year's Day food drive which helped replenish the Guilderland Food Pantry. Country Village owners contributed several car loads of food and home goods along with significant cash contributions. Our annual Garage Sale in June was once again a huge success as many residents participated in this fun event!

The Annual Owners and Residents Meetin on October 29th, was well attended; attendees provided constructive feedback to the Board of Directors and our managing agent, Lee Lounsbury of Maxwell Property Management.

What's coming up in 2014?

Our Annual New Year's Day Food Drive was postponed until the spring. Stay tuned for a date, but based on past experiences we anticipate generous contributions to this very worthy cause.

As we continue our beautification efforts, Spring inspections will focus on landscaping and housing issues. Owners that failed to address identified problems in 2013 can expect to receive a letter (enclosed in this mailing) with a deadline for improvements prior to the Spring inspection.

Our Country Village sign at the bottom of the hill on Suzanne Lane will likely need to be replaced soon. Years of exposure to the elements has caused damage. One of our owners has been kind enough to repair and paint it on several occasions, however sooner or later we will have to pay the piper to replace it, likely to the tune of \$1000-\$1500.

We have to increase our semi-annual dues this year, from \$125 to \$140, for the following reasons:

- Common Property insurance premiums have increased by \$1600.
- Currently, five owners owe approximately \$7300 in back dues.
- Common Property improvements are still needed: overgrown, threatening trees and crowding weeds and brush will receive attention as well as sink-holes (from original land-clearing of "stump dumps" that are now decaying).

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Reminders:

**While our holiday decorations looked great and made Country Village warm and festive, they should be removed by January 31<sup>st</sup>.**

Town of Guilderland on-street parking regulations are in effect from November 1 – April 1: parking is prohibited on Town streets between 2 – 7am. Town police have already been very active placing warnings on illegally parked cars. They assure us that the next step , if necessary, will be ticketing or towing.

For Sale signs are only to be posted only from Friday noon – Monday noon.

Trash cans should not be placed at the curb before Tuesday noon and should be stored out of sight by Thursday 9:00am.

Owners must submit an Exterior Change Request (ECR) before undertaking any work on the outside of their home and for landscaping projects. ECR's can be found on our web-site ([www.cvta.weebly.com](http://www.cvta.weebly.com)). Submitted ECR's will be reviewed by the Architectural Review Committee, composed of several CV owners and a Board member.

Residents are responsible for clearing snow from around all fire hydrants and mail boxes.

Drive safely in Country Village!!! We have many school children walking to bus stops and waiting for buses on street corners. We also have many dog walkers on our streets. PLEASE...slow down, pay attention and STOP at our STOP signs !!!

Pet owners...please pick up after your pets and keep them on a leash! We have had several inconsiderate owners reported to the Town Animal Control Department due to their inconsiderate actions.

Owners are reminded our bylaws prohibit personal use of Common Property for dumping yard or other waste, nor should "improvements" be made such as lawn mowing or fertilization or shrub, brush removal .

All Country Village Bylaws and policies can be found on our web-site ([www.cvta.weebly.com](http://www.cvta.weebly.com)). To reduce Association expenses, hard-copies will not be printed for distribution.

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Contractors & Assistance

Do you need assistance with work around your house? Maybe you need help with grocery shopping, organizing your medications, snow shoveling or just would like someone to check in on you once in a while?

Here is a list of contractors and a volunteer organization who have worked in Country Village and are highly recommended by some of our owners.

PLEASE NOTE THIS VERY IMPORTANT WARNING: this list was generated strictly from feedback PROVIDED by owners and does NOT represent an endorsement by the Board of Directors, the Association or Maxwell Property Management. As always, prior to hiring any contractor, it is advisable to do your own background check including interviewing references and determining whether they are insured or bonded.

General Contracting – large and small home repairs and improvements: Allegiance Enterprises, Inc.: Bill Wenzel. Phone: 895-2824 or 698-7673 (cell)

Heating, cooling, plumbing, duct cleaning: Farrell Brothers, Inc. Phone: 462-5454. Web: Farrellbrothers.com

Plumbing: Pete the Plumber: Phone 944-7155

Snowplowing: Countryside Tree Care – Tony Watson. Phone: 355-6839.

Driveway repair and sealing: GPS Sealcoating. 355-3909

Electrical Contractor: KT Electric. Ken Tibbitts. Phone 393-8308

Large tree removal and trimming: Ward Bros. Tree Service. Phone 365-9187

Landscaping, lawn mowing, yard work. East Coast Lawn & Landscaping. Phone 495-8283

Senior (but all other ages too) or Handicapped Services or other assistance with various needs: help around the house; rides to shopping or doctors; odds & ends; visiting; light housework. Community Caregivers (Volunteer services) 456-2898.

If you find a contractor you would recommend please post their contact information on our web-site:
www.cvta.weebly.com