



Country Village Townhouse Association  
Newsletter August 2015

WELCOME to the new owners and residents of Country Village! We are sure you will enjoy settling into the neighborhood and hopefully have already experienced some of the great qualities the Town of Guilderland provides. Country Village has proven to be a great place to live for almost thirty years now ... for many reasons. Please visit our web-site: <http://cvta.weebly.com/> for comprehensive information about Country Village.



WHAT'S GOING ON THIS SUMMER?

The ANNUAL COMMUNITY SPRING INSPECTION was completed in May. Letters have been mailed to owners that have outstanding or new issues that need to be addressed, but generally our neighborhood looks great! Thank you, everyone, for your efforts in keeping Country Village, our neighborhood, looking good and, in turn, maintaining our property values!

Take a walk around: owners are out mowing their lawns, landscaping, fixing driveways, trimming overgrown trees and shrubs, replacing decks...and much more! Remember, the improvements, repairs and additions, each one of us completes benefits ALL of us! Our neighborhood is small, geographically, so a poorly maintained property on one side of the neighborhood can adversely affect the property value of someone trying to sell their home on the other side.



CONTRACTORS LIST & EXTERIOR CHANGE REQUESTS

If you need assistance with repairs or improvements you may want to refer to the attached Contractors List, compiled from feedback from CV owners. Of course, you can use any contractor you wish, but remember: any additions, changes or modifications to the outside of your house or to your yard require an EXTERIOR CHANGE REQUEST form to be submitted and approved before any work is started.

Bear in mind, this list does NOT imply endorsement by the Association nor ensure quality of work. It is meant only as a starting point for you and, of course, you should check references and comparison shop.

## REMINDERS

Trash cans: Country Village's single approved trash collector, County Waste, comes through only on Wednesday mornings. Residents' trash cans should be put out to the curb no earlier than 6pm Tuesday evening and should be stored out of sight by 9am Thursday.

Signs: The only signs permitted to be posted are "For Sale" signs which should only be displayed from Friday noon until Monday noon. Permanently installed signs and signs displayed in windows are prohibited.

Swimming pools: Only "kiddie pools" are permitted – less than 8 feet in diameter and one foot high and one foot deep, without filters or pumps. All pools must be emptied and stored out of sight every evening.

Many Country Village (and neighboring communities') residents enjoy walking their dogs through our neighborhood. Do the right thing and clean up after your pet!

Mail boxes: some are in bad shape from corrosion. It is the responsibility of the USPS, not the Association, to maintain and repair them. For problems call our branch of the USPS.

Front porches & walkways: must be kept looking neat and not used for storing lawn mowers, garden equipment, snow blowers, bicycles, etc.



Perry and Karen Taglienti recently moved from Country Village. Perry has served on the Board of Directors for the last seven years; his wisdom, guidance and level head will be greatly missed. Karen & Perry coordinated our neighborhood garage sale since its inception in 2010; it has become a nice tradition thanks to them. Good luck Perry & Karen!

Welcome to Jim France who volunteered to fill Perry's seat on the Board! Jim is a family man who has lived in Country Village for many years and has a great background in business...in addition to maintaining his property beautifully! We look forward to working with him!

The recent August 2015 assessment of \$140 will be the last semi-annual assessment. In April 2016 the assessment will be an annual payment of \$280. The exact payment due date will be forthcoming.

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## MEETINGS

The Annual Owners Meeting is scheduled for October 22, 2015 at the Guilderland Town Hall starting at 7:00pm. ALL owners are encouraged to attend this very important meeting:

- Ask questions about the budget, annual inspections, dues payments or anything else
- Meet the members of the Board of Directors and our managing agent, Kelly Wolfe
- Vote in the elections to the Board of Directors