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## **COUNTRY VILLAGE TOWNHOUSE ASSOCIATION**

### **NEWSLETTER**

### **SPRING 2019**

The long winter is finally over, trees and lawns are growing, birds have returned and the days are becoming brighter and longer!

Country Village has been a highly valued community for thirty years due to its proximity to educational, government, medical, recreational and commercial resources as well as through the efforts of its owners in maintaining and improving their properties.

Country Village continues to be an exciting “melting pot”, bringing together residents from many countries, cultures and educational and occupational backgrounds. Country Village is truly a great place to live!!!

As we transition into another year the Country Village Board of Directors and its managing agent, Edgewater Management Group, would like to mention some items that will help continue to maintain Country Village’s beauty and value:

- **Annual Inspections:** Starting in May the exterior aspects of our homes will be assessed for items that need repair or replacement. Owners will be given written notification of issues that need attention and a deadline for completion. “Major” issues (e.g. driveway replacement, large tree removal, roof replacement) will, generally, be expected to be completed within one year. All others, typically, should be resolved by the Fall inspection this year (late August).

Landscaping: When first constructed in the mid-1980's most homes were provided with at least one new small tree and a few shrubs - they have now aged thirty years! Consequently, some individual properties have become overgrown and it is time to address this through trimming or removal.

For years the Association has been proactive in maintaining our Common Property: Overgrown or diseased trees and shrubs are continuously being trimmed or removed. The Board of Directors is committed to continuing this vigilance for the safety of our homes and residents as well as the health of the wooded areas. And, of course, grassy areas are continually fertilized and mowed.

Country Village is comprised of 44 acres of land, much of which is Common Property including the centers of the cul de sacs and the perimeter woods and internal open fields. If you have concerns about our Common Property management please contact our managing agent, Kelly Wolfe, at Edgewater Management Group (contact information at the end of this newsletter).

- **Safety:** Our streets are tightly curved and frequently narrowed by many parked cars. Please use caution: drive slowly and watch out for our school-aged kids waiting for buses and for our many exercisers and dog walkers. Remember: we have **STOP** Signs at the corners of Suzanne Lane and Elizabeth Court.

**Lyme Disease:** Ticks carrying Lyme Disease and other potentially dangerous illnesses are active whenever the outside temperature is above freezing. Take appropriate precautions and check yourself and your pets after being outside. For more information consult the NYS Dept. of Health or Federal CDC web-sites.

**Motor vehicle parking:** For the beauty of our neighborhood and courtesy to owners, parking on lawns is prohibited at all times and parking of commercial vehicles is prohibited in all driveways and on streets.

**Exterior Change Requests:** To ensure the continuing aesthetic value of our entire neighborhood, BEFORE starting any modification, replacement or addition to the exterior of your home or your yard an Exterior Change Request (ECR) form should be submitted to Edgewater Management. These requests will be reviewed as quickly as possible. No work should commence until written approval is obtained.

**Country Village Web-Site:** Please visit our web-site ([www.cvta.weebly.com](http://www.cvta.weebly.com)) which includes photos, blog, complete copy of our bylaws and policies, Exterior Change Request form, recommended contractors list and more.

Feel free to submit the name and contact information of any contractor you would like to add to our Contractors List (no charge).

**Contact information - Edgewater Management Group:** Country Village Townhouse Assn. contracts with Edgewater Management to conduct weekly drive-thrus and annual Spring and Fall inspections, collect annual assessments, maintain financial accounts, hire and oversee contractors (e.g. landscaping, mowing, fertilization, tree trimming/removal, taxes, etc.) and conduct our meetings of the Board of Directors and the Annual Owners Meeting in October.

**Our managing agent at Edgewater is Kelly Wolfe:**

Email: [Kelly.Wolfe@edgewatermg.com](mailto:Kelly.Wolfe@edgewatermg.com) Phone: (518)577-5403

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