



August 2, 2017

Important letter to Country Village owners re:

- **Late summer inspection**
- **Annual owners meeting and elections to Board of Directors**

Dear Country Village owner:

Summer, 2017 is flying by and many owners have been busy beautifying their yards and making improvements to their homes.

These efforts enhance our property values and maintain Country Village as a great place to live!

A few reminders:

- Annual Inspection of properties: Every Spring our Association conducts an inspection of the exterior aspects of our homes and our yards. The ultimate purpose of this evaluation is to ensure upkeep which, in turn, is reflected in high property values. Our managing company, Edgewater Management, conducted the annual inspection in May. If any items were identified as requiring attention you would have received a letter, stating what needed remediation. Please be reminded that the follow-up inspection is coming up soon along with the deadline for completion of improvements.

The expectation of the Association's elected Board of Directors is that all identified issues will be resolved by the deadline, unless an extension is arranged through our managing agent, Kelly Wolfe, at Edgewater Management.

Past experience has shown that some owners, despite adequate notice and time, ignore their identified property deficiencies. Consequently, property appearance declines which adversely impacts all owners' property values.

Unfortunately, the only way to deal with this lack of adherence is to issue monetary fines. If necessary this practice will continue this year and owners with unresolved issues will be fined \$50 per day or week, depending on the nature of the problem, until the issue is resolved. The purpose of the fines is to promote compliance and, ultimately, property values...not to add to our treasury.

To bring resolution to prolonged unresolved inspection issues, fines will be levied as described above. Should unpaid fines accumulate to a sufficient level and the inspection issue(s) remain(s) unresolved legal action will be considered including placing a lien or action in small claims court. All associated legal expenses incurred by the Association will be billed to the owner's account.

- The Country Village Townhouse Association Annual Meeting will be held on October 19, 2017 at 7:00pm at the Guilderland Town Hall.

All owners are encouraged to attend this meeting. It is a chance to voice your concerns and learn more about your Association and neighborhood.

Elections to the Board of Directors will take place during that meeting. New Board members are needed! Please consider serving on the Board. Self nominations are accepted: submit a brief letter of interest with your qualifications to Kelly Wolfe, c/o Edgewater Management, by 9/19/17.

For more information on these or other Country Village matters please contact Kelly Wolfe at Edgewater Management Group: email: kellywolfe@edgewatermg.com, phone (cell):(518)281-0043, (Office): (518)577-5403

Also, check our web-site:

<http://cvta.weebly.com/>

Sincerely,

Country Village Townhouse Association Board of Directors