

Country Village Townhouse Association

Newsletter , Summer, 2016

Another summer is upon us and our neighborhood is coming back to life: residents are walking the streets, working on their homes and yards, firing up their barbecues and finalizing vacation plans.

Country Village is a great place to live...we can take pride in it...for many reasons, including: our proximity to great schools, universities, employers, shopping and transportation; our owners and residents from many countries with interesting backgrounds, careers and families; our homes that are well maintained and holding their values.

Country Village is now almost thirty years old...and it still looks good...thanks to the efforts of owners past and present. Isn't your home a major investment? Are you planning on living here forever or will you sell it someday, perhaps in retirement? Maybe you are looking at your home as an estate planning tool? How much is it worth today? How much will it be worth when you decide to sell?

We currently have five homes listed for sale in Country Village. When will you be in that position? **What will enhance the sale of your home or our neighbors' homes?** Certainly, "fixing it up", both inside and out, will help. But, what if your home is beautiful, in "turnkey" condition, but your neighbor's lawn is overgrown, full of weeds and their garage door is dented, the siding stained and shrubs overgrown? **What does that home's condition do to your home's value?**

Any realtor will tell you that the condition of your neighbors' property greatly impacts your home's value and, ultimately, this is the purpose of our Homeowner's Association: to maintain ALL of our property values!

And just a reminder: ALL homeowners are members of the Country Village Townhouse Association and every owner has an equal voice and the same stake in the success (or failure) of the Association and, in turn, the value of our homes!

How, exactly, does the Association maintain our property values? The answer to that question is simple – through enforcing our bylaws. Our Association's bylaws or rules (which are standard among homeowners' associations around the country) were established to maintain our property values and keep Country Village a desirable place to live. Our Association's elected, volunteer Board of Directors, along with our contracted managing agent, Edgewater Management Group, is committed to following and enforcing our bylaws for everyone's benefit.

With the above in mind please review the following:

The ANNUAL COMMUNITY SPRING INSPECTION was completed in early May. During the week of May 23, letters will be 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 even 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 requires 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.

OTHER REMINDERS

- **Trash cans:** Country Village's sole approved trash collector, County Waste, comes through on Wednesday mornings. Residents' trash cans should be put out to the curb no earlier than 6pm Tuesday evening and stored out of sight by Wednesday evening.
- **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, without filters or pumps. All pools must be emptied and stored out of sight every evening.
- **Clean up after your pet!** Many Country Village (and neighboring communities') residents enjoy walking their dogs through our neighborhood. Be a responsible owner...clean up after your pet!
- **Watering restrictions:** May be in place, depending on weather. Consult Town web-site or call Town Hall.
- **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, etc. What is your property's "curb appeal" ? Would you buy

it again, now? Are you proud of it? Is it a good reflection of you and your values? Would your property have a negative impact on someone else trying to sell theirs?

- **Vehicle parking:** Parking motor vehicles on lawns is prohibited. Also, the parking of vehicles appearing to have a commercial purpose is prohibited on Country Village streets and driveways. Contractors' vehicles may only be temporarily parked during active work hours.
- **Safety:** Country Village has 151 homes and probably 200-300 cars! We also have many school-aged children waiting for or departing school buses. Please... observe the STOP signs at our intersections and keep your speed down!
- **Regarding our children:** When riding bicycles or motorized toys or scooters children should be adhering to State helmet laws and should NOT be riding in the streets! This has become an ongoing, dangerous problem in a busy area of our neighborhood and, for the children's safety, should NOT be tolerated! A number of residents have expressed concern for the safety of the few children involved. Again, all residents are asked to drive safely and watch for children in the streets. **They are also encouraged to notify local police and/or Child Protective Services if they observe children engaging in dangerous activities.**
- **Annual Association assessments:** Our annual dues fund the Association's budget, which is used to pay for maintaining and insuring the Common Property, paying for Edgewater Management's services and, on occasion, unanticipated projects such as tree removal. To maintain low dues to homeowners there is a fine line between income and expenditures. Therefore, it is essential that all owners pull their own weight. **Annual assessments were due at the end of April.** Penalties for late payment will be assessed at the rate of 1.5%/month (18%/year). Should collection letters be necessary our Association attorney will bill the owner \$150/letter and if legal action is necessary (e.g. Small Claims Court) our attorney will bill at the current standard rate of \$300/hour.
- **Neighborhood Noise:** Over the years many visitors to Country Village, including prospective buyers, have commented on how quiet our community is. Where there are 151 homes and probably 300+ people living in such close proximity, ongoing attention to courtesy and consideration toward our neighbors is vital in order to maintain that pleasant atmosphere. Please bear this in mind, especially during the summer when our windows are open and we're more active outdoors. Music, motor vehicles and other sources of loud noises may be acceptable to one person, but very irritating to neighbors. **The Town of Guilderland does have a noise ordinance: be considerate, so that this ordinance does not have to be enforced.**

Announcements

Country Village Townhouse Association Annual Community Garage Sale

Is your spring cleaning turning up some “stuff” you would like to part with and maybe even make some money in the process? Join our **7th Annual Community Garage Sale** which has proven to be a great success and lots of fun!

Mark your calendars for Saturday, June 18, 9:00 am – 4:00pm. The Association will pay for all advertising expenses and signage.



Country Village Townhouse Association Annual Owners Meeting

Is scheduled for October 20, 2016 at 7:00pm at the Guilderland Town Hall. Plan on attending this very important meeting. Get involved in your Association and your neighborhood. Are you happy with how Country Village is being managed? Are your \$280 annual dues being well spent? Meet the Association’s Board of Directors and Edgewater Management Group’s managing agent, Kelly Wolfe. **This is your chance to ask questions and express your concerns.**



Improve community communications and reduce Association expenses!!!

Send your email address to Kelly Wolfe at Edgewater Management Group (Kelly.wolfe@edgewatermg.com) so that future announcements and newsletters may be forwarded to you, electronically. This reduces our overhead expenses for paper, copying and mailing.

Your confidentiality will be maintained.