



September 27, 2010

**Important Notice to All Country Village Townhouse Association Owners**

The Annual Meeting of the Country Village Townhouse Association will be held Tuesday, October 26, 2010 at 7:00pm at the Guilderland Town Hall. All owners and residents are encouraged to attend this very important meeting. The following items are on the agenda:

- **New dues collections policy.** To encourage prompt payment of dues the following changes to our Late Fee Schedule have been adapted by the Board of Directors and are effective immediately:

- A \$15 fee will be levied for each month dues remain unpaid. Should dues and late fees remain unpaid for two consecutive billing cycles the owner's account will be forwarded to a collections agency. After three unpaid billing cycles a lien will be placed on the property. Other actions are being considered including court ordered judgments, vehicle impounding, wage garnishment, property repossession and foreclosure.

- **Spring 2010 community inspection.** As you will recall, last spring our managing agent, Maxwell Property Management, conducted an inspection of our entire neighborhood. The purpose of this inspection was to correct deficiencies in our homes or yards in order to maintain all of our property values. **The deadline for completion of those improvements is October 31, 2010** except for more major items such as driveway replacement and cedar siding repair which is July 31, 2011.

**Please note:** Maxwell Property Management will be conducting its annual Fall inspection in November, 2010. Any deficiencies that were identified in the Spring, 2010 inspection and remain uncorrected will result in a \$25 fine. Should those deficiencies remain uncorrected by next spring's inspection (May, 2011) a \$50 fine will levied. Uncorrected major deficiencies that owners were given one year to rectify will result in a \$50 fine. Should they remain uncorrected by September 1, 2011 a \$100 fine will be levied.

- **Other items on the agenda include:**

- Annual Country Village budget and financial report

- Neighborhood Watch Committee report

- Open forum: your chance to voice concerns and ask questions

- New Architectural Review Committee: volunteers needed to work with the Board and Maxwell Property Management to review exterior change requests and review semi-annual inspections. For any questions please contact Maxwell Property Management at 428-9784

**Loose leaves and pine needles raked out to the edge of the pavement will be picked up in CVTA on Tuesday, October 19 & Friday, November 5. NO sticks or other debris will be picked up, according to the Town.**

**Have some fun... enjoy the season....join our Third annual Country Village Kids & Pets Halloween Parade:  
Sunday, October 31, 2010 at 1:00pm, Vic Court cul de sac**

**Prizes for the scariest, funniest & most creative kids' and pets' costumes. Snacks & lots of laughs!**