

Country Village Townhouse Association Newsletter: Spring 2010



The Board of Directors would like to wish you all a Happy New Year and we look forward to the start of a new decade. Country Village looked great during the holiday season. Many homes were beautifully decorated.

The winners of our Annual Holiday Decorating Contest are:

First Place: Cathy Hale at 7000 Suzanne Lane

Second Place: Bob & Betty Bethel at 7083 Suzanne Lane

Third Place: Jim France at 7020 Suzanne Lane.

Congratulations to all of the winners and thank you everyone for making our neighborhood such a glowing example during the Holiday Season.



Our **Second Annual Country Village Food Drive** was a great success! Volunteers walked door-to-door throughout Country Village on New Year's Day and collected a van full of food and \$150 cash which was donated to the Redemption Christian Academy in Troy. Laura Holmes, Vice Principal, expressed her appreciation in a thank you note to the residents of Country Village, "Over the years, generous supporters like your organization have allowed us to offer needy students an opportunity to achieve. You have assisted us in our goal of salvaging the lives of young people."

Special thanks go out to volunteers
Barbara Avgerinos, Cathy Hale,

Nancy White, Carolyn Houck, Marlene Jefferson and Jack Fairbank for their efforts in this very successful drive.



Upcoming Events

May:

- Community meeting. All owners and residents are encouraged to attend May 25th 7:00pm at Guilderland Town Hall

June:

- Country Village Garage Sale: June 26 & 27, 2010. More information to follow.
- Country Village Food Drive – June TBD

Volunteers needed. Please contact Lee Lounsbury @ 428-9784.



A Message from the Board of Directors

The advent of a new decade offers a great opportunity for Country Village residents to reflect on our strengths and blessings and look toward our future. Country Village is a collection of attractive homes surrounded by well maintained common property located within a short drive of excellent schools and universities, major industry and shopping, local, State and Federal government agencies, year-round recreational sites and interstate transportation. Our location and house styles are certainly major determinants of our property values and what attracted many of us to Country Village.

But what else is Country Village? First, we, the residents of Country Village, are an amazing group of people! Country Village is home to residents from 10 different countries from many different backgrounds. Country Village is a mini- United Nations! This diversity is a blessing that enhances not only our sense of neighborhood but also our property values.

We know what CV is like now at the start of 2010. We know that property values in Country Village have remained strong in the past few years but what will Country Village be like in 5, 10, & 20 years? One thing is for certain, our location won't change. But will our properties continue to maintain their value? Will Country Village still be a desirable place to live? Will you be able to sell your house for the price you want?

Country Village was constructed twenty years ago and is now showing signs of aging. Our community is at a critical stage in its evolution!

Take a look around

- How many of you have had to replace your roof in the past two years? Answer: about 75%. If the other 25% aren't done in 5, 10 or 20 years what will those houses look like and what impact will that have on everyone's property values?
- Siding: The cedar-siding on a number of homes is warped or pulled away; some cedar-sided units have mismatched paint; many vinyl-sided houses are dirty, some are chipped and some that have been repaired are mismatched.
- Driveways: Many owners have already recognized the need to replace theirs, but some remain in very bad condition and many badly need seal-coating.
- Landscaping: The shrubs and trees in your yard and the condition of your lawn. A realtor hoping to sell and buy houses for clients in CV recently remarked, "Your whole community is terribly overgrown...trees and shrubs block the view of many houses or actually contact houses which attracts destructive bugs, squirrels and causes water damage."
- Fencing: A lot of the privacy fencing is not in good repair; missing slats, falling over.
- Decks, Patios & Walkways: Many decks are in need of repair and staining. Patios and walkways are crumbling and are in need of replacement.
- House & Garage Door Trim: Many houses have terrible insect damage, some are badly in need of paint, house trim is falling off. Some garage doors are dented.
- Common Property: This is owned by all of us. The Association contracts out for mowing, maintenance and insurance. Unfortunately, some residents have constructed fences or other structures on Common Property which has a negative impact on value.

As you can see, the lack of proper care and maintenance of the items listed above will greatly impact the aesthetics of our community and adversely affect ALL of our property values. Your elected Board of Directors wants to see Country Village age gracefully and, in turn, maintain if not increase our property values. How can this be done?

1. Owners are expected to be proactive and take responsibility for their property and keep it well maintained. Most owners already do this and all of us owe them our thanks.
2. Reminder letters will be mailed out if necessary and owners will be asked to make improvements or modifications. Hopefully this will be adequate. The Board is not happy levying fines, but sometimes they are necessary.
3. The Board is also considering other options including:
 - If individual buildings decline in appearance, mandatory group modifications may be considered. **All owners in that building would be expected to make changes at the same time.** For example, if paint colors or vinyl siding are mismatched or vinyl siding repairs are poorly blended with the original, then **all owners in that building would be required to paint or re-side their entire building at the same time using the same paint or siding.** This will be discussed in further detail at our May semi-annual meeting. Please come and express your thoughts.

Architecturally, the first twenty years in Country Village's growth have been relatively painless. Now, at this critical time...it is up to us...ALL of us...to determine how Country Village will mature in its next twenty years.

2nd Annual Halloween Kids & Pets Parade

November 1st was the day of our *Second Annual Kids and Pets Parade* at the Vic Court circle. There were lots of laughs as the dogs and children paraded their costumes around the cul-de-sac. Snacks were enjoyed and two and four-legged contestants were awarded prizes for the "funniest", "scariest" and "most original" costumes.



Reminders

Exterior Change Requests: Plan on making any repairs, improvements or changes to your house or landscaping? Make sure you submit an "Exterior Change/Repair/Improvement form" available on-line or hard-copy through Maxwell Realty. This is required of ALL owners BEFORE work is done...it helps ensure quality and acceptable appearance in Country Village.

Mailboxes: Residents are responsible for shoveling the mailboxes (front and back). This is NOT the responsibility of Maxwell or the US Postal Service.

Dog Waste: If you are a dog owner, you are responsible for cleaning up after your dog (even in the dark). If you see others not complying, remind them or contact the Guilderland Police. Please respect the properties in our community by curbing your dogs.

Trash Cans: Trash cans go to the curb Tuesdays after 6:00 p.m. and should be stowed away (out of sight) as soon as possible after pick up on Wednesdays.

Holiday Decorations: The Christmas Holidays have long past, please remove those decorations if your haven't already done so.

Spring Clean Up: When the snow finally melts, each homeowner will need to spruce up their property including raking, repairing lawns, trash and dog waste pick up, repairing and cleaning cedar and vinyl siding, fences, downed tree limbs, etc.

Vehicle Parking Regulations in Country Village:

Please remember the following regulations which help maintain CV's attractive appearance:

- If parked overnight or in the neighborhood on a regular basis, commercial vehicles must be kept garaged (out of sight) and NOT parked in driveways or on streets. Commercial vehicles are defined as those having logos or equipment carriers, e.g. ladders. Vehicles are NOT to be parked on Common Property or on any lawns at any time.



P.O. Box 332
Saratoga Springs, NY 12866
On the web at...
www.maxwellpropertymanagement.com

Our property manager is Lee Lounsbury and he is our first line of contact for any questions or service.

Lee can be reached by Cell Phone: (518) 428-9784. This is also the number to call in case of an emergency and he is available 24/7 for emergency response.

E-Mail: lee@maxwellpm.com

Office: (518) 587-8324 Ext. 304

Remember: Any exterior changes still have to be approved by the Board of Directors. At this time please email your requests to lee@maxwellpm.com or send via U.S. mail to Maxwell Property Management, P.O. Box 332, Saratoga Springs, NY 12866.

Dues

Semi annual dues should be sent in by February 28 & August 31. Prompt payments is appreciated and vital for the functioning of our association. Overdue accounts are subject to collection action and/or property liens, both of which can adversely affect your credit rating.

The Board of Directors

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Attention Country Village Homeowners

The Country Village Townhouse Association Board of Directors are looking for a few talented and conscientious volunteer Board members to help lead our community into a new decade. If you are interested in applying or would like more information please contact Lee Lounsbury at lee@maxwellpm.com or by phone: (518) 428-9784.