



**Country Village Townhouse Association  
Spring, 2011 Newsletter**

Country Village continues to be a vibrant community. Welcome to all our new residents! Home prices have stayed competitive as most of our owners have maintained their properties well. These efforts are helping keep all of our property values up.

**CVTA News and Reminders**

**CVTA website**

The Board of Directors is in the process of creating a new Country Village website. (Thanks to Mike and Rainelle Mayer, who have been working very hard on this project!). We'll share the address once the site is up and running. We plan to include our Community By-laws and regulations (including "exterior change request" forms), links to our managers Maxwell Properties, as well as useful information for potential buyers, pictures of community events, and a community calendar. Please feel free to contact the Board to share your ideas about what you might like to see included.

**Community Meetings**

This year the meetings are scheduled for 7:00 PM to 9:00 PM Tuesday, June 14 and Tuesday, October 25 at the Guilderland Town Hall. We hope you'll come out. It's a chance to learn more about how your Association fees are being used. It's also a great opportunity to ask questions of the Board and the Property Manager; voice any concerns and share any ideas you may have to make our community a better place to live.

**Neighborhood Garage Sale**

We're planning another neighborhood-wide garage sale for Saturday, June 11, 2011 from 9:00am t -5:00pm. If you'd like to help in the organizing, please contact Carolyn Houck at 355-6155.

**Community Committees**

We are setting up a Welcoming Committee and an Architectural Committee. Any interested volunteers can contact a Board Member.

### **Social Events**

The Third Annual Kids and Pets Parade was held Halloween Day, 2010 on Vic Court. Prizes were awarded for the scariest, most clever, and funniest costumes for both kids and pets. We also shared cider and doughnuts and many laughs! See you next year!

The Third Annual Food Drive was successfully completed on New Year's Day. Two carloads of food donations and \$200 in cash were donated to the Hamilton Union Church Food Pantry in Guilderland. Many thanks to all the volunteers who went door-to-door collecting donations: Marlene Jefferson, Jack Fairbank, Carolyn Houck, Cathy Hale, Barb Avgerinos and Rainelle Mayer.

### **Reminders**

The Board has made an important change to our by-laws. The use of motorized recreational vehicles is now prohibited on Country Village common property. Our association insurance does not cover them or their use, and any damage done can be expensive for the vehicle operator to fix. The Town Police have also been made aware of these changes.

Our neighborhood trash pick-up is Wednesday. Please place your trash and recycling containers at the curb Tuesday night and move them back out of sight by Wednesday evening, or make arrangements to have someone move them in for you.

Our Association By-laws state that the Board of Directors is obligated to collect fees from each homeowner to pay association expenses. We appreciate your timely payments of the semi-annual dues. For those homeowners who have failed to keep up their payments, the Board is willing to work with you to come up with an acceptable payment plan. For owners who continue to be delinquent, we are now using a collection agency to follow up on those accounts. If collection is unsuccessful liens may be placed; we currently have placed one lien on a property. The Board is disappointed that these measures had to be taken. We did so only after a number of unsuccessful efforts to contact the owners and as a matter of fairness to the vast majority of owners who have paid their dues on time. If you are behind in your dues payments, please contact Lee Lounsbury at Maxwell Property Management at 587-8324 or 428-9784 to set up a payment schedule.

Thank you.

The Country Village Townhouse Association Board of Directors

Jack Fairbank, President  
Carolyn Houck, Vice president  
Marlene Jefferson, Secretary/Treasurer  
Rainelle Mayer, Board Member  
Dave Michela, Board Member  
Perry Taglienti, Board Member