

June 1, 2013



Country Village Townhouse Association

An important notice to Country Village Townhouse Association owners regarding:

Spring, 2013 property inspection

Look at a picture of yourself from the mid-1980's. Do you look different now? Perhaps you're showing a little wear and tear just from normal aging?

Consider that our homes and yards in Country Village have also aged over these past 25 years. The landscaping has grown year after year, now looking totally different from what it originally looked like and, in many cases, becoming overgrown, unsightly or an avenue for bugs and other pests to use to invade your house.

Our houses have aged too. Many of us have already updated our roof, water-heater, furnace, driveway, windows or front door. But, how is your siding, your door and window trim and light fixtures, to name only some of what makes up a home.

Those of us who have lived here some time may not even notice the insidious signs of aging. One owner recently commented that he used to be able to see the Helderberg Mountains from his deck when he and his family moved into Country Village in 2000. Now the trees totally block the view (and the sunlight). Several realtors, representing buyers and sellers in Country Village, have commented that Country Village is looking overgrown and showing its age. Perhaps you have noticed some trees cut down from our Common Property in recent months; trees we have contracted to be removed for disease or overgrowth. And, there are many more that need to be removed in the next several years.

The point of all this is: in order to maintain our property values and to ensure the desirability of our neighborhood into the future **it is time, now, to start refreshing Country Village through self-reflection and effort.** For years we have been performing semi-annual inspections. Now, in addition to looking at the usual structural elements, we need to start taking a closer look at our landscaping.

Maxwell Property Management, whom we pay to oversee Country Village, has recently completed its spring inspection. If any improvements are necessary on your property they are indicated on the last page of this letter, along with their expected date of completion.

We anticipate your understanding of the necessity of these improvements and appreciate your addressing them.

We would prefer not to levy unpleasant, costly fines for lack of adherence. But, to summarize our **Property Inspections Policy & Enforcement of General Standards and Policies** that were distributed earlier this year:

Category I Deficiencies include, but are not limited to:

- *Cleaning siding, exterior door trim repair or painting, removal or trimming overgrown shrubs or trees, lawn and landscaping maintenance*
- *These spring and fall inspection deficiencies are to be corrected within 60 days.*

Category II Deficiencies include, but are not limited to:

- *Driveway, roof, porch, steps, siding replacement, house painting*
- *These deficiencies must be corrected within one year.*

Should the deficiencies not be completed by the identified deadline the following fine structure will be employed:

- *Category I: Could be a \$50 fine.*
- *Category II: Could be a \$100 fine.*

Enforcement of General Standards and Policies:

- *After 30 days, any unpaid fines will incur a \$50/month late fee until paid in full or other arrangements have been made.*
- *If fines and late fees accumulate to \$200 the account will be sent to collections. A processing fee of \$100 will be levied when an account is sent to collections and the account will continue to incur a \$50/month late fee until paid in full or other arrangements have been made.*
- *Unsuccessful collections will result in a lien placed on the property and further legal actions will be considered, including (but not limited to) Small Claims Court and Foreclosure.*

As always, if you have financial constraints or other limitations that impact your ability to complete your identified improvement project(s) please discuss those concerns with Lee Lounsbury, our managing agent, who can be reached at phone: 587-8324 or e.mail him at : lee@maxwellpm.com.

If you need assistance performing the work on your improvements you may want to refer to the list of contractors identified at the end of this letter. These contractors have previously performed work in Country Village and received good reviews.

If you did not receive any items that require your attention, thank you!!! Your ongoing efforts to maintain your property are greatly appreciated. We realize that updates and maintenance require consideration, time, energy and money. We commend you for your sacrifices in keeping up your part of Country Village!

Additionally, we realize that property appearance and reasons for ownership are subjective and varied; everyone has a different idea of what “looks good” and what they expect from their property. Some owners may want their landscaping to provide privacy, sound-proofing or covering a “sore thumb” from their landscaping. Some owners aren’t “in to” or they just don’t have the time or know how. Some owners may see their property simply as a roof over their head and their land as a barrier from others. Some owners enjoy working in their yard or updating their house and seeing the fruits of their labor; it’s their hobby. There are 151 homeowners in Country Village, each has a different sense of, “house”, “home” and “neighborhood”. Is it possible to interpret and enforce our bylaws so that all 151 owners are satisfied, all the time?

Also, this is America, isn’t it!!!? As Americans, self-determination and independence is engrained in each of us. **“No one should be allowed to tell me what to do with my property!”**, is an anticipated and understood attitude. However, while the Board applauds that spirit which fuels our individual tastes and, in turn, enriches our community, the fact is our governing bylaws were originally implemented and are now enforced to provide for the, “...**collective** benefit ... and for the continued appearance of our community, the protection of property values and the perpetuation of cordial neighborly relations...and it is expected that all residents, guests and visitors will voluntarily comply with these guidelines”. **Simply put, our bylaws were designed to benefit ALL of us.**

“Homeowner Associations”, such as Country Village, are becoming increasingly popular across the United States, for obvious reasons. Owners want to sacrifice some of their individuality for the assurance they will live in a desirable neighborhood, surrounded by like-minded neighbors and maintain the value of their investment.

Your elected Board of Directors is committed to these ideals and the fair and equitable interpretation of our bylaws. We realize that at times, difficult and perhaps unpopular decisions may have to be enforced, it is ultimately for the good of the entire neighborhood.

Country Village is a great place to live and it is YOUR neighborhood! YOU CAN MAKE A DIFFERENCE!

As always we encourage your feedback, through our web-site < www.cvta.weebly.com > or to Lee Lounsbury at Maxwell Property or, directly, at our annual owners' meeting on October 24th, 7pm at the Guilderland Town Hall.

Thank you very much.

Sincerely,

Country Village Townhouse Association Board of Directors

2013 Property Inspection: Identified Deficiencies and Expected Date of Resolution

e.g.

8538 Suzanne Lane Remove overgrown shrubs blocking walkway. August 1, 2013
 Repair or replace damaged garage door trim. August 1, 2013
 Remove large tree over growing house. June 1, 2014

Contractors List

- Landscaping, lawn mowing, shrub and small tree pruning/removal: East Coast Landscaping. Phone: 495-8283
- Large tree removal & pruning: Ward Bros. Tree Service. Phone: 365-9187
- Driveway sealing. GPS Sealcoating. Phone: 265-0683
- Plumbing: Pete the Plumber. Phone: 944-7155
- Power Washing. Doug's Precision Power Washing. Phone: 465-4138
- General Contractors (construction, home improvements, repairs, etc.)

Larry Perrotti. Phone: 728-3055
Allegiance Enterprises. Phone: 698-7673
Carmen Amodio. Phone: 708-3028

If you know other contractors that you would like to recommend please feel free to post them on the blog on our web-site.