

The Neighborhood Scoop



October 2024



Next Board Meetings – Oct 7th & Nov 4th

Volume 10, Issue 10

Note from our Prez

Another year of enjoying our pool has now ended. I hope each of you took advantage of it throughout the summer and made some good memories. Fall is upon us and that means trimming of trees around our property. Our Board members in charge of it have a list of trees to consider, if you have anything special about the trees in your area, please contact the BOD as soon as possible to get your name on the list.

New people are moving in all the time, as well as moving out. Please meet and greet them, they may have questions you can answer, or point them to the right place for answers. The BOD is always available to help, but neighbors who care are even better!! Remember, Happy Hour at the clubhouse is a great way to meet and greet and make new friends ... please consider joining us.

October is the month of weather changes in Texas!! We have survived the summer heat and now are ready for football, trick or treating, turkey and holidays throughout the fall. Get out and enjoy!!

~Loydeen



Important Info

Landscaping

Three Amigos is now our landscaping crew. For requests or concerns please contact the Board. Gutters are cleaned and tree trimming is coming so email us if you have trees you want to be sure are on the list!!



Upcoming City Road Project

Contractor bids have been completed and the Council will be making the decision on the bids next month.

Social Media

Please remember that comments on social media apps are not validated or checked for accuracy. They often include misinformation. We ask that you please contact the Board if you have any questions or concerns. We are happy to answer and clarify any questions you may have.

Pool & Clubhouse Report

The Baby Pool Pump had to be replaced this month. The pool will be closed for swimming September 30th through May 1st 2025. During the winter months, we do not provide the chemicals and cleaning required for swimming compliance required by the City. So, it is not safe to swim. You will still be able to enter the pool area and workout room, through the front gate, with your member key.

Clubhouse Rentals

Contact the Board at least one week early for clubhouse rentals. (You will have forms to fill out.) We need time to make the proper arrangements. No cash will be accepted for clubhouse rentals and deposits. As a general rule, the clubhouse is not available on holidays.



Note of Thanks & Info

THANK YOU AND HAPPY RETIREMENT, MARGO!

A Note of CVHA's Appreciation and well wishes in retirement to Margo Levine, for the 29 years she has been our contracted Bookkeeper. Her responsibilities included: Homeowner Assessment/ Dues Billings, Payment Deposits, Collections, Reporting, Audit Preparations, Monthly & Annual Meetings, Welcome New Homeowners, Title and Resale Certificates and Document Control.

WELCOME THE MAC GROUP (our new Bookkeeping Provider)

The MAC Group is a property management company; however, CVHA has only contracted them to provide the same bookkeeping services that Margo provided, nothing more. The MAC Group is not handling property management for CVHA. All management of vendors, banking, governing documents and enforcement of the CCRs remains with the Board of Directors and homeowners' votes where required. Please continue to email the board at:

BOD@countryvillascarrollton.org with any issues like sprinklers, lawncare, trees, etc. We will continue to address your emails as usual. Your payments each month are still made out to Country Villas HOA, but the address to remit your payments to did change to:

COUNTRY VILLAS HOA
17130 Dallas Parkway Ste 140
Dallas TX 75248

For questions about your account, resale certificates or title company inquiries please email:

info@themacgroupco.com

or call: (469) 939-4928.

We are still in transition. Several new payment options and other benefits will be available! More info coming soon!

CONTACT US:

By email only:

BOD@countryvillascarrollton.org

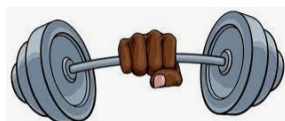
More Important Info!

Gym

Our Fitness Room is a nice perk for all to enjoy. Please return all weight equipment to its original spot or place when you're finished with it.

"Your momma doesn't work here".

****Please note: Residents 16 and older ONLY allowed in the gym. If caught, those persons will lose pool and gym privileges for the remainder of the year.**



PARKING!!!

Each homeowner has the right to park at least one vehicle in common area spaces. However, if the Homeowner leaves their vehicle parked in the common spaces for a period of more than 48 hours, it can be considered a City of Carrollton code violation that "could result in a fine not to exceed \$500, and each and every day those violations shall continue shall be deemed to constitute a separate offense." (Sec. 10.99)

To ensure emergency vehicles are able to access the neighborhoods and the safety of homeowners' vehicles, we ask that all homeowners use the 2 spaces in their garage and 2 spaces in their driveway for parking and leave all space for street parking open for emergency vehicles and visiting guests.

November Harvest Happy Hour

Join us for Happy Hour at the Clubhouse on the 2nd Friday of November, November 8th!



Local Stuff

Saturday 10/12, 10am-2pm
Perry Pumpkin Patch & Craft Fair
A.W. Perry Homestead Museum

Visit the decorated Museum and Pearl Perry Gravley Park and enjoy some classic, old-fashioned games. There will also be picture-perfect photo-op stations scattered across the museum grounds.



Saturday, 10/12, 10am-5pm
Friends of the CPL Book Sale
Carrollton Library – Hebron & Josey

Available for purchase will be:

- adult books
- movies
- children's books
- music

Cash, checks and credit cards are accepted. All proceeds benefit the Friends of the Carrollton Public Library to fund Library programming.

Saturday 10/19, 6pm-9pm
Mother & Son Monster Mash
Creekview High School

Hosted by Carrollton Police Officers Association ... join us for a spook-tacular evening of fun. Get ready for a night filled with boos, prizes and boogying with your favorite monsters. Monster themed costume contest. Enjoy creepy snacks and fun-filled activities throughout the night. Tickets are \$15-\$20. Online sales close Thursday 10/17 at 10am.



Saturday 10/26, 9am-11am
Coffee with a Cop
Parks Coffee Roastery & Cafe

Join your neighbors and police officers for coffee and conversation!