



The Neighborhood Scoop



December 2023

Next Board Meetings – Dec. 4th & Jan. 8th

Volume 9, Issue 12

Note from our Prez

Wishing you and yours a very happy and joyous holiday season from all of the Board here in Country Villas!! We're now looking toward the new year of 2024 with great anticipation of good things to come!! I believe one of the best things for us will be that the City of Carrollton has met with our Board and has mapped out a plan to resurface our streets and do much more! More to come from Brett Wollam and Barbara Heller as it unfolds.

Our trees were trimmed in November and for those of you who are getting solar panels on your roofs, we hope they are all cleared to offer you ample sunshine to generate a lot of electricity!!

Reminding everyone that the HOA DOES do a lot to keep our property beautiful, however there are some things that we don't do and is YOUR responsibility. We appreciate you writing to us at any time; however, you would save yourself and the Board a lot of time and Emails if you would first look at the revised By-Laws on our website first. Please keep in mind: we mow the lawn, edge, TRIM shrubs when needed, rake leaves, clean gutters only ONCE a year, keep sprinklers running, paint your house, once every 7-10 years as needed. We also update the website, prepare assessments and organize the elections, put out notifications of what is going on each month, handle

Prez Note Cont'd

rentals of the clubhouse and oversee construction and repair of the property, plus carry insurance on the property, get the pool inspected each year and see that everything is in compliance with city of Carrollton standards. There is a LOT that is done for you to maintain our property and we expect you to do your part as well. I am pleased beyond words as to how well most of you do with this. Our Board needs your help and we all thank you!!

The most important thing all of you can do for the Board is to report any irregularity you see. This could include cars parked in unwanted places, trash bins (much improvement in that area, thank you one and all!), standing water, common ground lighting burned out, people in the pool area (except for using the workout room), pets off the leash, and many more. LuMarie is doing a great job trying to address all of this. We all appreciate her so much!!

May you all note the beautiful lights for the season, say hello to each other ... being in a great community and helping each other is why I am so proud to call Country Villas my home!



~ Loydeen

Miscellaneous

The Pool is now closed!!

The maintenance has been reduced and the chemicals will not be in compliance for swimming. We can be fined for not being in compliance. The gates will be locked except for the front gate for access and for workout facilities.



A BIG thank you to everyone who supplied can goods and helped with the food drive!! Cans were delivered to Metrocrest Services!!!



Welcome New Neighbor!

John Lee Revels
Creekwood Ct

Updates & Reminders

Landscape Update

Sprinklers have been reprogrammed to run once a week throughout the winter.

Tree trimming has been completed for the Fall. We believe we have addressed all homeowner concerns that have been reported. Should you have any trees that need attention, we recommend you contact Plano Tree Care directly (see attached). Any other tree issues reported to the CVHA Board will be put on a list to look at in the Spring of 2024.

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. I have included the city ordinances and community rules regarding parking in the email for you.

Important numbers to keep handy:

- * **Animal Services:** 972-466-3420
- * **Environmental Services** (code enforcement/pollution prevention): 972-466-3060
- * **Public works (water):** 972-466-3470
- * **Solid waste:** 972-466-2341



Other Reminders

CAUTION

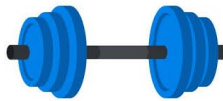
PLEASE **DO NOT** leave your garage doors open!!

- It attracts crime to the neighborhood!
- AND you may also get surprised by an animal!!



Gym

Our Fitness Room is a nice perk for all to enjoy. Please return all weight equipment to its original spot or place. "Your momma doesn't work here".



Leash Law

The City of Carrollton Code of Ordinance, Chapter 91, requires all cats and dogs to be restrained by a leash, chain or in a fenced area. This includes any area, whether public or private property, including an owner's front yard.



CONTACT US:

By email only:

BOD@countryvillascarrollton.org

Local Events

Saturday 12/2 4pm-8pm

Santa on the Square

Downtown Carrollton

Celebrate the holiday season in Historic Downtown with the giant snow globe, live reindeer, toy soldiers, crafts, and more! Visit the local businesses for gifts for friends and family.



Thursday 12/7 & 12/14 5:30pm-8pm

Christmas at the Perry

A.W. Perry Homestead Museum

Join us for a delightful stroll through Pearl Perry Gravley Park, where you'll be mesmerized by the glowing lights that illuminate the grounds. Peek into the Christmas huts and catch a glimpse of how the holiday season was celebrated at the turn of the 20th century. Step inside the Perry home, adorned in traditional Victorian style Christmas with our modern twist and discover a world of holiday wonders.

Saturday 12/9 5pm-7pm

Saturdays on the Square –

Cookie Decorating

Downtown Carrollton



Friday 12/15 7:30pm-8:30pm

Carrollton Wind Symphony Concert

Newman Smith High School

The Carrollton Wind Symphony will be holding a FREE concert.



TIS' THE SEASON FOR TRIMMING TREES!

We are Plano Tree Care and we have been cleaning up the trees in your neighborhood!

Contact us today for all of your tree and plant health care needs!

We are locally owned and operated with over 30 years providing the best professional tree service in DFW!



Aaron Benzine, Owner
Benji Russell, Arborist
TX-4538A

214.502.8375
treework@planotreecareinc.com

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