

# The Neighborhood Scoop



November 2024



Next Board Meetings – Nov 4<sup>th</sup> & Dec 2<sup>nd</sup>

Volume 10, Issue 11

## Note from our Prez

With our new landscaping company just starting out, Luis is still trying to adjust to our expectations. Thank you all for sending us your specific requests. We are listening and still making adjustments. The most important request we have is: please report anything out of the ordinary to us asap. Whether it is a water leak, shrubs not trimmed, trees down or with broken branches or people in our area who should NOT be there. We are here to listen and make sure our property is neat, clean, well-lit and safe. We have more and more children here and want to make sure we are aware of them. Please keep this in mind when driving past homes that have many cars parked on the street ... drive slowly and with caution.

Fall is here, holidays are upon us, it is a time to get outside and talk to each other. Take time to meet your new neighbors, as well as check in with all of your neighbors who have lived here for many years!! Who knows, you may even find you have something in common and become friends. Join us for the next Happy Hour!!



~Loydeen

## Important Info

**New Member Account Portal has launched!** Our new accounting system with MAC Group Mgmt Co offers a free integrated software and website payment processing for our members! The Portal Allows member access to account information, payment options, text communications and a phone app. We are using this portal for account management. Members will also have some basic document access to governing documents, newsletters and Board Meeting minutes. Access the site by going to: <https://macgrouponline.cincwebaxis.com/> and click the "register" button at the top right of the screen. Our Community Account Manager supporting CVHA is: Deb Lushia, [dlushia@themacgroup.com](mailto:dlushia@themacgroup.com) Contact her with concerns on your account or questions about the portal. You may also set up at your bank a recurring monthly bill-pay. The payee of your check remains Country Villas Homeowners Association. Be sure you change the address to mail to:

**Country Villas HOA**  
17130 Dallas Pkwy, Suite 140  
Dallas, Texas 75248

## Dues Increase!

Our dues will raise the allotted 3% for 2025 to \$136.15 effective 1/1/2025.

## Pool & Clubhouse Report

The pool will be closed for swimming September 30<sup>th</sup> through May 1<sup>st</sup> 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

### Clubhouse Rental Change as of January 1, 2025!

Effective January 1, 2025, it will cost \$75.00 plus the deposit to rent the clubhouse. To reserve, write to: [BOD@countryvillascarrollton.org](mailto:BOD@countryvillascarrollton.org).



## Please Note!

### Welcome our new Board Member Blue Layne!

Blue has accepted the temporary Co-landscaping chair position through May. He'll be working with Cheryl MacLennan and Ahmed Ali and Barbara Heller will be volunteers on their committee.

### 2<sup>nd</sup> Friday Happy Hour at the Clubhouse!!!

Join Us for a Harvest Happy Hour Friday November 8<sup>th</sup> 6-8 pm  
BYOB and a munchie to share ... we will have some munchies too! Get together with your neighbors and enjoy!



### Solar Powered Battery

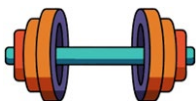
Kishi Burr came to the Board Meeting to explain Sunrun's energy backup battery plan. This plan is about adding a solar powered battery to your roof that could run your home in case of a power outage. More info at sunrun.com or contact Ms. Burr at 801-560-0604.

### 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.**



### CONTACT US:

By email only:

[BOD@countryvillascarrollton.org](mailto:BOD@countryvillascarrollton.org)

## More 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!!



### City Road Construction Project Update

Contractors have been chosen and there should be public meeting soon.

### 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.

### \*\*\*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.

## Local Stuff

### Saturday 11/2, 11am-10pm Festival at the Switchyard

Downtown Carrollton

With **FREE** admission, **FREE** parking, **FREE** rides, **FREE** games, and **FREE** concerts, there is lots of fun stuff for all ages!



### Friday, 11/22, 5pm-8pm Enchanted Library

Josey Ranch Lake Library  
Fantasy and fairy-tale attire is encouraged on this magical journey. Sensory friendly space will be available throughout the event.

**Check the Enchanted Library page for the Schedule of Activities.**



### Saturday 11/23, 8am-12pm Drive-Thru Vaccination Clinic

City of Carrollton Animal Services and Adoption Center  
2247 Sandy Lake Rd

**First-come, first-served**  
**While supplies last. All dogs must be on a leash, all cats in a carrier.**

#### Dog Vaccines:

Rabies \$5  
DHPP \$5  
Bordetella \$5

#### Cat Vaccines:

Rabies \$5  
FVRCP \$5  
FELV \$15  
Microchips \$10

