



## COMMUNICATIONS COMMITTEE

### By SIBYL WILMONT

At our Community & Board Meeting on March 18th, Michelle Johnson from Mill House did an excellent presentation demonstrating how to use AppFolio to submit Architectural Approval and Maintenance/Landscaping Work Order requests. An edited video of the presentation will be available on the CSG Web site soon, so stay tuned.

Suzanne White is hard at work upgrading and updating our Web site, adding some new features and a more user-friendly structure to facilitate retrieval of key documents and information. We're developing templates for common Procedures & Business Practices for Board and committee work to help homeowners understand how things work and who does what, and to provide standards for handling issues including RFP development, commencing excavation work, committee charters, and finance.

Committee chairs and members are in the process of reviewing their committee's section of the HOG and will make recommendations to the Board for changes and updates to be included in a 2025 revision. After that, all residents will have 3-4



Sibyl Wilmont points to the four composting collection bins located beside the shed to the left of The Fearington Cares building.  
Photo by Diana Sinisi.

weeks to review and comment on the new draft. Stay tuned for this opportunity in late May or early June.

Finally, this issue is the first to include a "Did you know..." feature. This month's news comes from the Fearington Composts! team.

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Please send us your ideas for future issues so we can make sure to address your interests and concerns:

[questions@countryhousehoa.org](mailto:questions@countryhousehoa.org)

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## ARCHITECTURE COMMITTEE

By **REX WHITE**

The architecture committee advises residents on architectural matters, reviews architectural applications, and recommends action to the Board of Directors. The committee's recommendations are guided by the Countryhouse Homeowner's Guide—where homeowners can find information to help ensure a successful project. Additionally, homeowners are advised to contact Chatham County Permitting and Zoning offices to ensure compliance with necessary permitting and zoning requirements. The committee welcomes questions from residents about potential projects.

The architecture committee has recently undergone some reorganization, with member Rex White serving as acting chair, working with two new members Jim Farrington and John King. The committee is also seeking additional volunteers to help review applications, make recommendations, and advise homeowners. Please contact Rex White or any board member if you are interested in volunteering with the committee.

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## GARAGE FOUNDATIONS COMMITTEE

By **DIANA SINISI**

The repair for the garage at 388 Lyndfield is complete but the vendor has been slow to clean up and regrade the soil. Mill House is working to get them back on site to finish up. There is a gap in the transition between the garage and the driveway for which Mill House is procuring quotes. The committee's plans to inspect the exterior of all garages were put on hold while we waited for the completion of tree work. We should be back to this shortly. The Committee is looking for a chairperson as I am only serving on a temporary basis. If you're interested please let me know.

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## INSURANCE & SAFETY COMMITTEE

By **ALAN ZIEGLER**

The Insurance and Safety Committee is alive and well, and is meeting regularly. We have received the March 2025 master policy renewal from our agent. A close review is being conducted, and the Board intends to provide information to you on any changes and alerts it deems of particular interest. Preliminarily, it appears not to be significantly changed from last year. The committee is led by Alan Ziegler, who is also our newest HOA board member, and currently comprises members with experience in law, insurance, education, and management. Additional volunteers welcome.

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## DRAINAGE & EROSION COMMITTEE

By **STEVE BOTBYL**

NC Drainage has finished cleaning the basins of debris. They will be back through the end of the week to map, waterjet, and evaluate the remaining sections. Those include Beechmast, Wintercrest, and Crossvine. They anticipate finishing the week of April 14th.

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### **Applications recommended to the board for approval:**

- **399 Lyndfield:** Install walkway lighting
- **483 Beechmast:** Install entrance elevator

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## LANDSCAPING COMMITTEE

By **BONNIE O'CONNELL**

April showers bring May flowers...and weeds! Ruppert will be spraying for weeds and we are in the process of working out a procedure to keep you informed of their scheduled spray applications. If you prefer not to receive this service, you may contact Mill House to be put on the "No Spray" list and we will place black/white tape on your house number post (depending on its color) to alert the landscapers of your wishes. Please keep in mind that homeowners who opt out of spraying will still be responsible for controlling weeds; among other methods, spraying with a vinegar solution is often effective. If weeds do become a problem, however, spraying by the landscapers will resume.

Later on this Spring, Ruppert will begin their first round of trimming/pruning shrubs. If you prefer to prune your own shrubs you may request an exemption by contacting Mill House and you will receive a "Gardener in Residence" sign to place in your yard. This sign refers only to shrubs and you will be responsible for maintaining all the shrubs around your home, or you may hire someone to do so at your own expense. At any time you may revert to HOA landscaping by contacting Mill House. This is also the time of year to apply mulch to the landscape. The good news is we have a budget for mulch this year and it will be applied this month. The landscapers will place the mulch, including shredded wood mulch and pine straw, where needed in front beds and common area plantings.

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***Remember, homeowners who opt out of spraying will still be responsible for controlling weeds.***

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## MAINTENANCE COMMITTEE

By **JOHN KING**

**Walkway Repairs** – The maintenance committee has completed the walkway inspection and identified over 40 walkways that need some attention. There are at least 5 that will require some major work to repair. The repair work should begin in May. If you have a serious problem that needs attention now, please let Mill House know so we can take care of it.

**Deck Inspections** – The maintenance committee will be inspecting the small decks/stoops that are the HOA responsibility (original construction) in May. Remember the HOA is only responsible for repairs to the decks/stoops but homeowners are responsible for the maintenance. This would include keeping it clean, power washing, staining or painting. Mill House will provide the number of the company who will power wash some of the houses this year and you may contact them to power wash your deck and or walkway, at your expense.

**Garage Doors** – Just a reminder if the power goes out, and you do not have a key to the emergency lock on your garage door, you need to have our garage door company, Open Door, 919-525-4803, install a new one for you. This will be at your expense.

**Garage Lights** – If your exterior garage light burns out, report it to Mill House. Because the old fixtures cannot be opened to replace the bulb a new fixture will be installed by a member of the maintenance committee.

**Maintenance Issues You May Not Be Aware Of** – We get several calls a month about garage doors not working right or the remote or keypad has stopped working. We ask you to check to see if something is blocking the sensors at the bottom of the tracks. Sometimes even a small piece of trash or even a spider web can cause the door to not close or open. Also, if your keypad or remote stops working check the battery before contacting Mill

### **Martha Stewart's advice for DIY weed killer**

<https://www.marthastewart.com/8114733/diy-vinegar-weed-killer-guide>



House. The 9v battery in your keypad should be changed every 2 years. The remote coin cell battery will last longer but should be replaced when it stops opening the door. Check these first before contacting Mill House.

**Maintenance Committee 2025** – There are several projects that the Maintenance Committee will be responsible for in 2025, these include inspection of remaining original garage windows, inspection of windows by chimneys, inspection of octagonal windows and inspection of metal porch railings.

#### **Maintenance Responsibility Chart**

Have you seen copies of the Maintenance Responsibility Chart in your mail house? If not, you'll find it on pages 7-9 of the Homeowners Guide. It explains which maintenance issues are homeowners' and which ones are HOA's responsibility. The Homeowners Guide can be found at [www.countryhousehoa.org](http://www.countryhousehoa.org).

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## TREE COMMITTEE

### **By NEVILLE "TONY" DANIELS**

Davey Tree Company successfully completed the 2024/2025 Tree Removal/Pruning Program on March 26. (We had numerous weather delays this cycle.) The Tree Committee met on Monday, March 24 and redefined our mission statement (awaiting board approval), defined a proposed future schedule, and developed a methodology for future individual tree analysis.

The Tree Committee largely goes into an inactive schedule until the end of September unless it receives a request for an individual tree analysis from Mill House or our community suffers some storm damage related to a passing weather incident.

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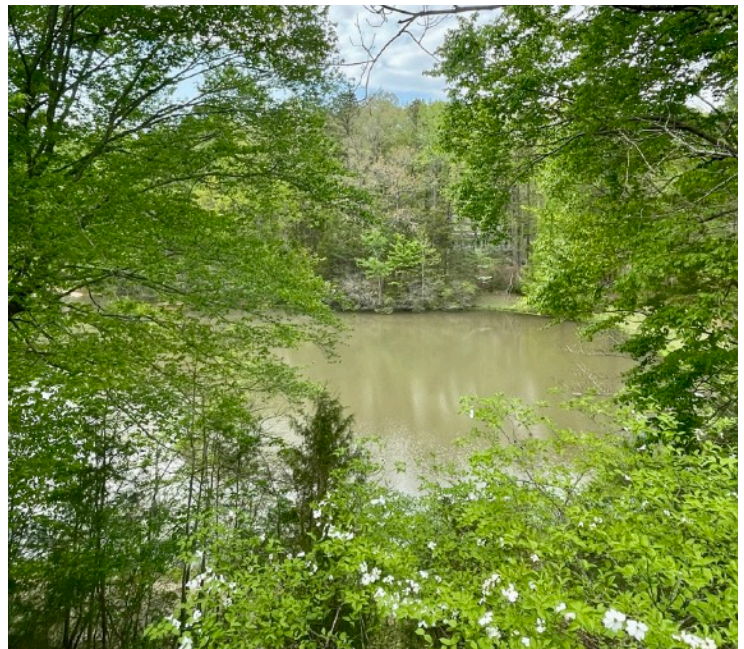
## NOMINATING & GREETING COMMITTEE

### **By TOM O'CONNELL**

Annette Kilby visited Ursula Bodnar (448 Crossvine). She was glad to be settled in and had questions about "living in Countryhouse." The Board is looking to fill a recent vacancy as well as a volunteer who is experienced with minute-taking to be a scribe for our monthly Community & Board meetings.

We are also looking for a volunteer to join the Finance Committee, who we hope will ultimately take over as Treasurer when Martha Martin's term is up. Martha would be happy to show you the ropes for this important and challenging role. I'm looking for volunteers for the Nominating Committee. Please contact me if you are interested in or have questions about any of these roles.

It's never too late to volunteer for a committee or too early to consider running for the Board. We aim to smooth the transition this year by encouraging an overlap in the terms of incoming and outgoing members.



Beechmast Pond. Photo by Sibyl Wilmont.

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## ROOFING COMMITTEE

By **DELL FORD**

With the assistance of the Committee, Destin Barnes of Chief Roofing, Mill House Properties, Martha Martin, and the Board, a scope of services has been prepared, reviewed, modified, and approved for reroofing of the 18 remaining homeowner units in Phase I of our reroofing scheduled for this Fall. This approval includes materials and supply costs at 2024 rates, reflecting cost savings between 10% and 15% over current rates. A schedule for the reroofing will be prepared and distributed this summer.

The Committee is also monitoring garage roofs and has proposed that consideration be given to beginning reroofing the garage roofs in Phase I next year if funds are available. Lastly, roofing repairs are being monitored to inform the Committee and the Board where reroofing might be an appropriate next step.

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## DID YOU KNOW...THAT THE FHA SPONSORS A COMPOSTING PROGRAM?

A small group of volunteer residents calling themselves "Fearrington Composts!" worked with the FHA to introduce the service last October. The FHA pays for the service, which is available to all residents at no extra cost. The "Fearrington Composts!" team of volunteers is in charge of day-to-day operations.

Volunteer David Brown explains the service is accessible 24x7 and requires no sign-up. Just start saving your kitchen food scraps, and deposit them in the collection bins located at the Gathering Place next to the little storage shed. Our service provider (CompostNow) collects the bins and turns our scraps into compost. This practice saves space in our landfill and avoids a major contributor to greenhouse gasses.

Collections presently occur weekly overnight Wed night/Thurs morning. We may go to twice-weekly as the weather gets warmer. CompostNow publishes a detailed list of do's and don'ts; you can find it here: [help.compostnow.org/s/article/What-is-compostable](https://help.compostnow.org/s/article/What-is-compostable). The signage at the drop-off site shows a QR code that links to this same information. There are acceptable items that folks familiar with backyard composting may find surprising - like meat, bones, and pizza boxes! Metal items like foil and plastic items (e.g., grocery bags), are not accepted. Frozen items are fine.



Chatham County's \$5 plastic bin. Photo by Sibyl Wilmont.

People have different preferences for home collection techniques. Some use small decomposable food waste bags and/or small plastic countertop bins. Some folks keep the scraps in their fridge or freezer if they have space. Some may also use Tupperware-type containers on the countertops to reduce odor, etc. The green compostable bags many folks are using can be purchased here on Amazon: [www.amazon.com/dp/B013XGQXVW](https://www.amazon.com/dp/B013XGQXVW). Similar bags are also available at Harris Teeter (Chatham Downs) and Weaver Street Market, although they are more expensive. Simple plastic kitchen bins can be ordered here: [www.amazon.com/dp/B07KKCZQKK/](https://www.amazon.com/dp/B07KKCZQKK/). Also, Chatham County offers plastic kitchen bins for \$5 ([www.chathamcountync.gov/government/departments-programs-i-z/solid-waste-recycling/composting](https://www.chathamcountync.gov/government/departments-programs-i-z/solid-waste-recycling/composting)), available in-person at their main recycling location at 28 County Services Road, Pittsboro.

Since our program launched in October 2024, Fearrington residents have diverted more than five tons of food waste from our landfill! That results in almost 1,000 pounds of avoided methane emissions, and 24,000 pounds of avoided CO2 emissions.

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All our material is taken to a commercial composting site in Chatham County ([www.brookscontractor.com/](http://www.brookscontractor.com/)). The compost produced there is distributed free to select community “garden partners” in the area. It also is offered for sale at Southern States and other local garden centers.

Questions or comments can be emailed to the volunteer team at [fearringtoncomposts@gmail.com](mailto:fearringtoncomposts@gmail.com).

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## APRIL CALENDAR HIGHLIGHTS

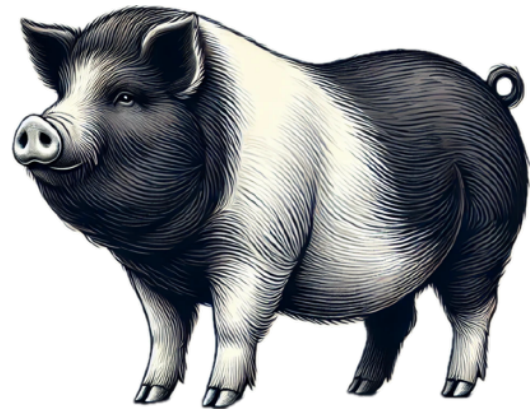
- The Roost is open for summer! Thursdays & Fridays 5-7 pm
- The annual Easter Egg Hunt will take place on Saturday, April 19 at 11 am (rain date April 20 at noon) in the playground at the end of Benchmark – find details here: [fearringtonfha.org/fha-newsletter-april-2025/#btitle3](http://fearringtonfha.org/fha-newsletter-april-2025/#btitle3).
- The Fearrington Founders Festival is happening on Saturday, April 26 from 1 to 5 pm at The Gathering Place and Swim & Croquet Club – find details here: [fearringtonfha.org/fha-newsletter-april-2025/#btitle4](http://fearringtonfha.org/fha-newsletter-april-2025/#btitle4). Email reminders will be sent closer to the events.

- The NC Utilities Commission is holding a public hearing re: Fearrington’s application to adjust and increase rates for wastewater utility service in Fearrington Village on Monday, April 28, 2025 at 7 pm at the Chatham County Courthouse, Courthouse 2A, 40 East Chatham Street in Pittsboro. Written statements about the proposed rate increases are not considered without an appearance at this hearing. In other words, speak on April 28th or forever hold your peace.

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## TIDBITS

- In search of a new cat sitter or want to share news about a local event? Check out the FHA Community Bulletin Board at [fearringtonfha.org/bulletin-board/](http://fearringtonfha.org/bulletin-board/)
- Volunteers are needed for maintenance of additional dog waste stations. If they’re not maintained, we can’t add any new ones, so please consider joining one other dog Mom who has already volunteered.



- We still don’t have a name for our HOG. Having received only a handful of suggestions, we are looking for more so we can “anoink” her/him before the HOG revision is complete. C’mon...you know you want to!



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## AUDIOFETCH AT THE GATHERING PLACE

If you haven't seen it, and want to learn about this helpful technology, check out these details from the FHA.

AV volunteer Preston Thomas suggests that AudioFetch works best with noise canceling headphones, earphones, or AirPods.

### **NOW HEAR THIS... NOW HEAR THIS...**

The FHA Board has installed **NEW TECHNOLOGY** to enhance your hearing capability at The Gathering Place (TGP)!!!

AudioFetch has been installed to deliver any program at TGP to your: Bluetooth Hearing Aids OR to your Headphones or Earphones

Here's how to do it:

- Download the AudioFetch Application (App) from the Apple App Store or the Google Play Store to your Smart Device (iPhone, iPad, iPod, or any Android Phone or Tablet)
- Once at TGP, sign on to The Gathering Place-Guest Network (see WiFi instructions posted on the wall at the front of the Large Room)
- Open Audio Fetch. It will automatically connect to the AudioFetch system
- Use your Headphones, Earphones, or Bluetooth/Advanced Hearing Aids and listen to the presentation

***Make sure to charge your device's batteries before coming to TGP***

If your Smart Device does not deliver phone calls and music directly to your hearing aids, we suggest that you use Noise Canceling Headphones, Earphones, or AirPods because they will be able to block out unwanted room noise.

The Board is excited to bring this upgrade to The Gathering Place and trusts you will enjoy the added hearing capabilities.

We welcome any comments or questions be sent to [AV-Support@fearringtonfha.org](mailto:AV-Support@fearringtonfha.org).

### **COUNTRYHOUSE IS MANAGED BY MILL HOUSE PROPERTIES LLC**

Mill House Properties LLC	1720 E Franklin Street Chapel Hill, NC 27514	(919) 448-5150 Office, After-Hours & Emergencies (24/7)
Office Hours	Monday – Thursday 9:00 AM – 5:00 PM	Friday 9:00 AM – 1:00 PM
Michelle Johnson Director of HOA Operations	(919) 428-8205 <a href="mailto:michelle@millhouseproperties.com">michelle@millhouseproperties.com</a>	
Annetta Hoggard HOA Manager	(919) 448-5150 <a href="mailto:hoa@millhouseproperties.com">hoa@millhouseproperties.com</a>	
Countryhouse Board via Mill House	(919) 448-5150 <a href="mailto:questions@countryhousehoa.org">questions@countryhousehoa.org</a>	
Financial Questions	<a href="mailto:hoafinance@millhouseproperties.com">hoafinance@millhouseproperties.com</a>	