



COMMUNICATIONS COMMITTEE

By SIBYL WILMONT

The summer's heating up and so is our committee. As previously reported, we are gathering all committees' recommendations for updates to their sections of the CSG Homeowner's Guide (HOG) and after Board review and discussion, we will solicit feedback and additional suggestions from all of you to deliver a revised HOG by September. It's not too early to think about your ideas for updating or refining guidelines for issues important to you—everything from architecture and lot appearance to parking and more are up for discussion. Check out the table of contents on pages 2 and 3 of the 2024 HOG to spark your interest.

Our new and improved Request for Proposal (RFP) procedure has been successful so far and we have already begun working on an improvement in our ongoing effort to increase transparency and standardization in the process of securing contracts and vendors.

My apologies for the delay in getting this newsletter out. One of the reasons is that we need help in getting it done on time while continuing our effort to enhance content that meets our mission of fostering community and connectedness. You'll see a new feature, "Meet & Greet," by Annette Kilby associated with our Nominating & Welcome committee that introduces newcomers to CSG. It's a wonderful way for current residents to meet new people and make newcomers feel instantly at home.

If you'd like to join the Communications Committee, edit this newsletter, have an idea for a feature you'd like to see included, or an article you'd like to contribute, please send it to questions@countryhousehoa.org.

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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

DRAINAGE & EROSION COMMITTEE

By **STEVE BOTBYL**

The Committee has been making great progress. The company NC Drainage was retained to jet and clean the drains and drainpipes located in the yards and drives at each close. They have completed and performed all work as required in a very professional manner and provided a report with photos explaining where there are problem areas that need repair. The committee walked the property with the contractor to personally review and discuss each item in detail. NC Drainage has provided a proposal for this work which is currently under review.

On a separate note, the committee is still finalizing engineering and costs for the new drainage pipe which is required on the property located at the junction of Crossvine, Lassiter, and Village Way. This new system aims to relieve the water flowing through Crossvine Close during heavy rains. When bids are completed, the committee will review and provide recommendations to the Board of Directors.

ARCHITECTURE COMMITTEE

By **REX WHITE**

The architecture committee advises residents on architectural requests through AppFolio and recommends actions to the Board of Directors. The committee's recommendations are guided by the Countryhouse Homeowner's Guide (HOG) as well as our covenants and restrictions. 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 and suggests residents submit requests if unsure of requirements.

LANDSCAPING COMMITTEE

By **BONNIE O'CONNELL**

Over the past few months residents have asked questions and voiced concerns about landscaping practices and procedures. There are always going to be growing pains in establishing a working relationship with a new contractor and this is no exception, especially since the previous crew had been with us for many years. So this month's report is meant to give you useful information and bring you up to date on what to expect from our Ruppert crew.

On Friday, May 2, members of the HOA board, landscaping committee, and Millhouse met with the Ruppert area and branch managers to discuss our collective questions and concerns so we can move forward in an informed manner. One of the biggest concerns involves the spraying of insecticides and herbicides. Insecticides are used only when necessary to control pests on shrubs and trees or infestations of bugs, red ants for example.

Insecticides are used only when necessary to control pests on shrubs and trees or infestations such as red ants.

Herbicides are applied on turf grass three times per season-early spring, midsummer, and late fall/early winter. The first application has already been done. Herbicides are also used in planting beds and on walkways, as needed, to control weeds and prior to mulching. When spraying occurs we will be given advance notice and flags will be placed at the entrance to impacted closes as the work is done. Ruppert does not use Roundup®, which contains glyphosate and works systemically. Instead, they use Cheetah® Pro, which contains glufosinate ammonium and kills weeds on contact. It works more quickly by allowing a buildup of ammonia, which destroys plant cells and prevents photosynthesis. Ruppert considers this choice safer

than Roundup® but, as with any such product, animals and humans need to stay off the affected areas for three days or until completely dry.

Once the spraying of the planter beds is completed there will be no more spraying until the beginning of June. Then walkway spraying will resume once a month for the rest of the growing season and you will receive advance notification. The landscaping committee maintains a No-Spray list of residents who do not want their property sprayed. If interested, you may have your name added by contacting Millhouse and they will inform us of your choice. We will place either black or white tape around your address signpost to alert the landscaping crew. It will then be your responsibility to keep your area free of weeds.

Residents have mentioned that their shrubs are looking very shaggy and/or blocking windows. Pruning and trimming throughout Countryhouse began the week of May 13 and will likely continue until the end of May. Our contract calls for pruning twice per calendar year, so shrubs will again be pruned late summer/early fall. Once this round of pruning is finished, mulching will begin in late May/early June. Shredded hardwood mulch or pine straw will be applied, depending on location. Foundation beds will receive shredded mulch, not pine straw.

INSURANCE & SAFETY COMMITTEE

By SIBYL WILMONT

Alan Ziegler, I&S Committee chair, consulted with our insurance agent and attorney to clarify terms of our master policy coverage to better articulate to our community what is covered by the phrase “all realty,” typically defined as including fixtures and improvements (except for exterior changes such as decks). The agent confirmed that, according to this interpretation, our policy covers studs-out, meaning it includes drywall and fixtures. This is

important for homeowners to understand, as it affects what is covered in the event of damage.

There is a \$25,000 deductible, so minor damages are typically covered by the homeowner's insurance. This means that for smaller incidents, homeowners will need to rely on their own insurance policies to cover repairs. The Board discussed the need to immediately update the HOG as follows:

“Delete the following sentences from the HOG 2024 section V. Insurance part A (second sentence of third paragraph, p.11): “Also be advised that any additions or modifications to the original construction, such as decks, cabinetry, flooring, countertops, and bathroom updates are not covered under the Master Policy” and from part B (first sentence), delete “as well as any improvements.”

Alan will discuss these changes in detail at our next Community-Board Meeting on June 17th so please make every effort to attend either in person or via Zoom.

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 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.

Maintenance Responsibility Chart — If you are not sure who is responsible of repairs to your house check the Maintenance Responsibility Chart, pages 7-9, in the Homeowners Guide that explains which maintenance issues are homeowners and which ones are HOA responsibility. You are encouraged to look over the chart so you are familiar with those that are your responsibility. The Homeowners Guide can be found at countryhousehoa.org

Maintenance Issues You May Not Be Aware Of — Almost every house has a storm drain in the yard. Some may be 12" square or 9" square. We would hope that each homeowner would be sure the drain is clear of debris before storms to keep yards and walkway from flooding. The drain committee has identified drains that are stopped up and will be working to have them unstopped.

Need a key for the emergency lock on your garage door? Call Open Door at 919-525-4803.

NOMINATING & WELCOME COMMITTEE

By TOM O'CONNELL

Annette Kilby and I visited Ralph and Zenaida Bellindir of 315 Baneberry Close [See *Meet & Greet*, page 4]. They are delighted to be in Fearington and enjoy strolling around their close and visiting with neighbors. Say hello if you see them out walking! We are still looking to fill a vacancy on the

Board of Directors as well as a volunteer for the finance committee with the goal of having them become the Treasurer in the future. Martha would be happy to show you the ropes for this important and challenging job. I'm looking for volunteers for the Nominating Committee.

As we walk the trails around our community, my husband and I meet many fellow residents walking their dog, picking up mail or just out for a stroll. We exchange pleasantries, pet their dogs, and sometimes strike up a conversation. Last summer, I replaced Sue Merritt when she stepped down as the 'welcome fairy' for Countryhouse. These were huge shoes to fill! Recently, I was approached about a new feature for the newsletter—"Meet & Greet"—to introduce readers to some of the residents of our diverse community. Whether they are new to our community or have lived here for years, take a moment to meet one of your neighbors. I welcome your feedback and suggestions for future articles. —Annette Kilby

MEET & GREET: THE BELLENDIRS

By ANNETTE KILBY

Ralph and Ida Bellendir moved from Chicago to their new home at 315 Baneberry Close just a few weeks ago. Ralph is a native of Chicago where he taught at a parochial school until it closed. He worked in a warehouse until his retirement. Ida is a native of the Philippines. After completing nursing training, she was recruited by a hospital in Missouri. She experienced her first winter, saw her first snow, quite a change from her native country! After her two-year contract was completed, she moved to California with her roommate. Once her roommate married, her sister encouraged her to move to Chicago to be near family. It was there she met Ralph through a mutual friend.

Ralph attended a social and shared a dance with this friend. Afterward, she told him there was someone he should meet, Ida. They fell in love,

married, and raised a family in Chicago. They have three children, a son who is in the military based at Fort Bragg currently stationed in Germany, a daughter who lives in Chapel Hill, and a daughter living in Peoria, Illinois. Four of their eight grandchildren live in North Carolina.



Ralph and Ida Bellendir. Photo by Annette Kilby.

Ida loves to travel. In 2010, they took their family on a trip of a lifetime to the Philippines to see Ida's native country. It was special for them all to see the community where she grew up. Ralph and Ida both enjoy reading and movies. Ida is hoping to renew her interest in art. For a while, they had considered moving to North Carolina and decided it was 'now or never'. Moving was bittersweet, leaving the house they called home for 45 years, their friends, acquaintances, and familiar surroundings.

Though just settling in, their new neighbors have made them feel welcome, from the friendly greetings on the path as they take their evening walk to their neighbor, Vern, who took them on a tour of the area. They look forward to settling in and exploring opportunities in the community.

Welcome Ralph and Ida!

DID YOU KNOW...THAT ALUMINUM CANS HELP SAVE LIVES IN CHATHAM COUNTY?

Next time you're leaving Fearington Village and waiting for the light to change, make sure to look across 15-501 to the fire station. Behind it (to the left, if you're facing 15-501), there's a trailer ready to take possession of your empty soda, juice, and beer cans. When it's filled up, members of the North Chatham Volunteer Fire Department Station 1 turn in those cans to the Sanford scrap metal and use the proceeds to buy child car seats for families in need. According to administrative assistant Cindy Adams, they have connected with eligible families through Safe Kids NC and through referrals from Chatham County Department of Social Services. In the decade or so that she's been with Station 1, they have provided more than 100 car seats, not only through these referral organizations, but also by replacing car seats damaged in car wrecks.



North Chatham Volunteer Fire Department administrative assistant Cindy Allen beside the aluminum can collection bin behind the station at 45 Morris Road and 15-501 North. Photo by Sibyl Wilmont.

Some members of the NCVFD staff are nationally certified Child Passenger Safety Technicians who will inspect your car seat and conduct individual and group training for members of the public in conjunction with Safe Kids Orange County. "You'd be surprised how few people know how to use car seats properly," says Allen. "They don't use the right kind, or the right size, or install it correctly." This is a

dangerous problem; according to 2020 data from the US Centers for Disease Control, traffic crashes are the leading cause of death for American children ages 1-14, more than drowning, suffocation, and fire combined. Think about that.

Grandkids visiting for the summer? Learn how to keep them safe on the road. Call NCVFD Station 1 at 919-542-3380 to schedule a certified car seat inspection and keep your eyes peeled for their next "hot car" exhibition at Walmart in the coming months.

JUNE CALENDAR HIGHLIGHTS

- **Tuesday, June 3rd, 2-4 p.m.** — FHA Volunteer Appreciation Ice Cream Social at The Gathering Place
- **Tuesday, June 17th, 9:30-11 a.m.** — CSG Community-Board Meeting at The Gathering Place
- **Tuesday, June 24, 4-7 p.m.** — Climate Action Plan: Community Input Meeting #1 at Community House (65 Thompson Street in Pittsboro)

TIDBITS

Countryhouse represented well among Chatham County Senior Games pickleball medalists

CSG board member, insurance & safety committee chair Alan Ziegler and Farrington Villager Vic Benedict took the Bronze in men's doubles. Ron Greto (CSG maintenance committee) and Betty Robie (CSG communications and drainage committees) took the Bronze in mixed doubles.



Alan Ziegler (left) and Vic Benedict. Photo by Diana Sinisi.

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)
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