

# Committee Reports

Countryhouse HOA

## Communications Committee

----- SUZANNE WHITE

### The Countryhouse Website

[www.countryhousehoa.org](http://www.countryhousehoa.org) is maintained and updated regularly with our web host: Lowfat Designs. Recent updates include new board contacts and our domain name registration renewal. This allows us to continue using the "CountryhouseHoa" name in our web address.

### Updates to Fearington Homeowners Association Website:

Countryhouse contact information was provided to the Fearington Homeowners Association for updates to the Countryhouse Service Group area on their website <https://fearingtonfha.org>. You will see the service group menu when you're signed into the FHA site.

### Countryhouse Calendar and Shared Document Updates:

Our Countryhouse Community Calendar and Shared Documents are available through our Millhouse HOA Portal <https://www.millhouseproperties.com/hoa-portal>. The calendar lists meetings, communitywide maintenance projects, and other communitywide activities.

Shared documents include:

- ❖ updated board information and contacts
- ❖ monthly community board meeting minutes
- ❖ committee reports
- ❖ financial reports
- ❖ other community information.

If you haven't registered for the HOA portal yet, please check in with Millhouse Properties—it's a great source of information! You can register online <https://www.millhouseproperties.com/hoa-portal> or contact Millhouse Properties at 919-968-7226.

### Communications Survey

To enhance communications with Countryhouse residents, we've developed a survey so that we can learn how you prefer to receive communications. With your input we will do our best to connect with the community and each other.

You'll receive an email with a link to the survey and we hope you'll take just a few minutes to share your thoughts—either through the survey, or by contacting Suzanne at [suzwhite@yahoo.com](mailto:suzwhite@yahoo.com).

We plan to share results and any related communications initiatives in the coming months

## Maintenance Committee

----- JOHN KING

**Walkway Repairs** – The fall walkway repairs have been finished. Some of the repairs were minor popped up bricks but several involved removing some large roots. The maintenance committee will begin their inspection of the walkway in February for repairs to be done in the Spring. If you have a serious problem that needs attention now, please let Mill House know so we can take care of it.

**Garage Doors** – Several garage door openers were replaced last month. We continue to find originally installed openers that are close to failing. If you have an opener that does not have the sensor on the door please let Mill House know so we can determine if it needs to be replaced soon. The sensors are on both sides of the track at the bottom. With winter weather coming and the possibility of the loss of power, if 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 one for you. This will be at your expense.

**Garage Lights** – A reminder if the bulb on your exterior garage light needs replacing, please call Mill House to have a member of the Maintenance Committee replace it. Several garage lights were removed and repaired and painted during the month. Recently several garage lights were so rusted that the screws would not come loose to remove the fixture from the garage. A request has been made to the board to begin a program to replace them when the bulb needs to be replaced.

**Drainage** – Several drainage issues were undertaken this fall but there are a few more that will have to be addressed after the first of the year. A drainage committee has been established to look at projects for next year and long-range planning. If you are interested in serving on this committee please let Tom O'Connell, [thomas\\_o@bellsouth.net](mailto:thomas_o@bellsouth.net), know.



# Landscaping Committee

## Updates

----- CAROL WADE

**The Annual Tree Survey** was completed. The work has been divided into large and small trees. We awarded the large tree and limb removals to Bartlett Tree Service. The smaller, lighter removal and tree trimming has gone out for bid to three companies, including Bartlett.

**The roof blowing and gutter cleaning** started taking place December 11<sup>th</sup> and is scheduled to finish on the 15<sup>th</sup>. CTI is doing a good job in cleaning up the debris left behind. GCU has completed the major leaf removal. Following the gutter cleaning, the crew will make a final sweep before breaking for Christmas week. They are vested in making Countryhouse as presentable as possible for the Holidays.

**Leaf Blowing:** Residents have asked about the frequency of sidewalk cleaning. They are blown clean on the day of mowing. In Autumn they try to blow off the sidewalks as frequently as possible. Please remember that Countryhouse encompasses 50 acres of heavily wooded land. It's an impossible task to keep it leaf free during this time. I have personally observed the ground become completely covered behind them. I and my neighbor are frequently leaf blowing as well. *It's like "spitting in the wind"!*

Edging occurs during every other mowing. Objects which meet the edge of the turf are string trimmed during every other mowing.

**Pruning:** Nandinas, mahonias, and butterfly bushes are pruned once a year in late winter. Winter/spring flowering shrubs are pruned after blooming. Ornamental grasses are cut to 6" off the ground in late winter. Hard pruning (cutting a shrub to 1" from the ground) is conducted in late winter for those shrubs that have grown too large and need rejuvenation.

**Landscaping contract** has been renewed for one year with GCU from January 1, 2024, to December 31, 2024.

Reminder: please do not speak directly to the landscaping crew. Any questions or concerns must be directed to a member of the Countryhouse Landscaping team. .

### Voluntary Gift to Our Landscapers

FYI, especially for new residents, Betty King served as Landscaping Chair for 15 years. It has been a custom for her to conduct a monetary collection to be distributed to the crew members at Christmas. She continues to do so again this year. Donations are completely voluntary, and any amount is welcomed. She has sent out a warm letter to all homeowners. Please contact Betty King with any questions.

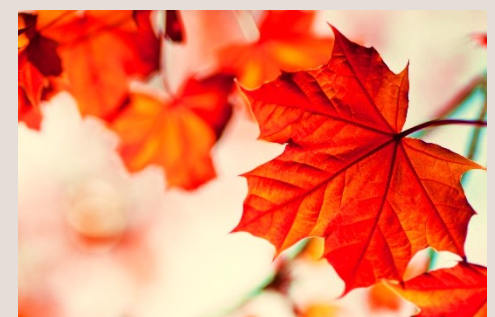
## Maintenance

### Planning for 2024

----- JOHN KING

Maintenance Committee 2024 – There are several projects that the Maintenance Committee will be responsible for in 2024. We will inspect all the walkways in February for repair in the Spring. The committee will inspect all the old garage windows to see which ones need to be replaced or painted. Inspection of all the original installed decks will take place in the Spring to determine which ones need some repair. We will also inspect all the porch railings to check for repairs and painting.

I want to thank all the members of the maintenance committee for their help during 2023 and look forward to working with them in 2024.



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# Architectural Committee

## Updates

----- GLENN ALEXANDER

No requests have been received so there are no updates to report.



## Nominating and Greeting Committee Report

----- TOM O'CONNELL

I welcome Glenn Alexander and Diana Sinisi to the Board of Directors. The Board is planning to create the Drainage and Erosion Committee. We already have some volunteers to work on this effort: John King, Betty Robie, Helen Thompson, and Steve Botbyl. But we are looking to add a couple more. Larry Hicks is developing operating parameters for the team. It will follow the same process as the roofing committee

Don't be afraid to volunteer for this new committee or for one of the active committees. I'm on the maintenance and landscaping committees. Plus, I worked with the tree survey group. It's a great opportunity to meet and work with your neighbors,