



Photo courtesy of Tony Daniels

# Communications Committee

----- SUZANNE WHITE

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**Survey Results** – We conducted a communications survey to understand residents’ preferences and improve communication methods. With 87 responses we’ve summarized the findings and recommendations.

## Communications Methods and Preferences

- ❖ Primary Methods:
  - Email is the most used and preferred method.
  - Standard mail, AppFolio, the Countryhouse Website, and Community-Board Meetings follow in preference.
- ❖ Time-Sensitive Information: Text, email, and phone for urgent messages.
- ❖ Priority Topics: maintenance, landscaping, and community events

## Recommendations

### Website Enhancement:

- Use the Countryhouse Website as the central hub for information.

- Include a calendar and news updates.
  - Organize shared community documents.
2. AppFolio Optimization:
    - Establish a procedure for landscaping and tree requests.
    - Improve updates on maintenance/landscaping/architecture requests.
  3. General Initiatives:
    - Share informal community events and social opportunities.
    - Use Zoom for Community-Board meetings.
    - Introduce new residents and real estate news.
    - Use text messaging or automated phone calls for alerts & emergencies.

For a full report see the news section of the Countryhouse website [www.countryhousehoa.org](http://www.countryhousehoa.org)

# Maintenance Committee

----- JOHN KING

**Walkway Repairs** – The maintenance committee will begin their inspection of walkways in March and repairs will begin in the Spring. If you have a genuine 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.

In the event of a power loss, you will need a key to the emergency lock on your garage door. If needed, call Open Door at 919-525-4803, to install one for you. This will be at your expense.

# Architectural Committee

----- GLENN ALEXANDER

- ❖ A request from 412 Brampton for a front door with glass panel was rejected by the Committee as being inconsistent with the guidelines established in the Homeowner's Guide.
- ❖ We approved 412 Brampton request for gutter installation.
- ❖ A request from 415 Wintercrest East for an alternative to an already approved treated wood platform and steps was not approved by the Committee. The alternative was not in keeping with already established guidelines.
- ❖ The Committee received notice from the County that any alteration to an existing deck requires a permit.



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## Drainage Committee

-----STEVEN BOTBYL & BETTY ROBIE

There have been concerns regarding the storm water drainage system throughout our community. After review we agreed that maintenance and possible repairs will be required. The new drainage committee is developing a high-level implementation plan and progress schedule. The team is planning an initial walkthrough this week to become familiar with some of our issues. We look forward to providing progress reports to the community as plans develop are developing a high-level implementation plan and schedule. A big thank you goes out to all the committee members: Gray Wells, Steve Botbyl, Betty Robbie, John King, Helen Thompson, and Jim Rupkalvis, and Pat Hurley!

## Maintenance Cont'd



**Garage Lights** – The Maintenance Committee replaced several garages lights this month. A reminder if the bulb on your exterior garage light needs replacing, please call Mill House.

We will no longer replace the bulb if the screws are too rusty to get loose. The maintenance committee will remove the old light fixture and install a new one. The new ones are open at the bottom so homeowners may replace the bulb.

**Porch Lights** – Porch lights, both front and back, are the responsibility of homeowners. If your porch light is like the garage light and a bulb burns out and the rusty screws prevent it from opening, you may consider replacing the light fixture.

**Drainage** – A drainage committee has been established to look at several drainage issues. The committee is currently looking for a company to map our drainage system. If you are interested in serving on this committee, please let Tom O'Connell know, [thomas\\_o@bellsouth.net](mailto:thomas_o@bellsouth.net).





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# Landscaping Committee

----- CAROL WADE

**Tree Work:** - Logout Tree Service plans to begin tree work on Monday, February 5<sup>th</sup>, working two days a week. Bartlett Tree Service plans to begin work on the large trees on Monday, February 12<sup>th</sup>. Travis Black is lining up a crane for one job.

Winter pruning is complete. It is predicted that we are to have an early Spring so the grass will be growing soon, and mowing will commence.

Congratulations to Travis Black, of Bartlett Tree Service, on the birth of twin sons!



Residents, please remember our landscapers are just that, landscapers. They are not our personal gardeners as much as we may wish it were so. Please don't compare their services to those of other neighborhoods in Farrington Village. They are very different from each other and often charge the resident extra for personal work other than general landscaping.

# Maintenance Committee 2024

We have several projects to oversee in 2024. We will inspect the following:

- ❖ all the walkways in March for repair in the Spring.
- ❖ all the old garage windows to see which ones need to be replaced or painted.

If your garage window will not stay up, please let Mill House know so it can be put on the replacement list.

- ❖ all the original installed decks to determine which ones need repair.
- ❖ all the wooden porch railings in Beechmast to check for needed repairs and painting.

# Roofing Committee

----- TONY DANIELS  
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The Board approved Dell Ford as co-chair of the Roofing Committee. Thanks Dell! The Committee is planning to replace 25 more roofs in Phase 1 of the project this September. These will be determined based upon need and condition.

# Nominating and Greeting Committee Report

-----TOM O'CONNELL  
thomas\_o@bellsouth.net

Sue Merritt and I will be back to visiting new residents and distributing the superbly crafted Welcome letter. Thanks to Suzanne White for her help with this. I am happy to see that new people have joined the Drainage Committee. We welcome the co-chairs: Steve Botbyl and Betty Robie. Thank you to all those on the committee for their service.

# Finance Committee

----- MARTHA MARTIN

The year is off to a good start! As we have perfected our budget management and financial tracking, we are working with Mill House Accounting Department to have their reporting align with our tracking so we can reconcile accurately each month. This is a work in progress.

We have developed a decision-making protocol that engages the community and presents researched facts and expert recommendations. The community is stepping up with their thoughts, concerns, and opinions. More than ever before, we have the participation of Country House homeowners in proactively addressing capital projects and maintenance items. THANK YOU!

## Next Steps:

1. Continue working with Mill House to understand the monthly variance between our tracking and theirs.
2. Continue to engage community and invite questions, ideas, and discussion.
3. Review insurance policy, due March 5th. We are looking at two items:
  - ❖ Averaging the square footage to be equal across all houses. Which should result in a cost savings.
  - ❖ Organizing a community forum to discuss details and answer questions regarding our insurance coverage. This will be a presentation during our monthly HOA Community-Board meetings.

## Save the Date

The FHA will hold the Founder's Festival on Saturday, April 27<sup>th</sup>, from 1 to 5 pm at The Gathering Place. There will be entertainment, food trucks, libations, exhibits, 70s music, children's activities, and more. This will be the 50<sup>th</sup> anniversary of Ferrington Village. Our own Tony Daniels is the FHA Festival Chair for this event. If you'd like to volunteer contact Tony directly [tdanielsuk@icloud.com](mailto:tdanielsuk@icloud.com)



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