



Photo by Tony Daniels

Communications Committee

----- SUZANNE WHITE
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This past month we've focused on getting ready for the upcoming Landscaping meeting on Tuesday, April 16th. We will gather member input and feedback to inform our decisions on next year's landscaping contracts. If you can we'd appreciate your attendance at this meeting.

Countryhouse Spring Social
Join us this Saturday at 3 pm for some fun, music, spring weather, and great company! We'll provide beverages and music -- and hope you'll bring a snack to share!

Founders' Day Festival
This 50th year celebration on April 27th will be an extravaganza with music, dancing, activities, prizes, food trucks, ice cream, beer, and wine. And definitely some surprises!

Countryhouse Website: If you haven't checked out our website recently, please do. We update it regularly with all the community-related information you need in one central location.
www.countryhousehoa.org

I welcome your feedback and suggestions so that we may better serve our community.

UPCOMING EVENTS

- April 16th – Landscaping Community Input & Board Meeting
The Gathering Place @ 9:30 – 11:30 am
- April 20th – Spring Social at Weald Stone @ 3 – 5 pm
- April 27th – Founder's Day at The Gathering Place @ 1 – 5 pm
- June 18th – Insurance Q&A Community Meeting
The Gathering Place @ 9:30 – 11:30 am

Maintenance Committee

----- JOHN KING
Jaking1938@embarqmail.com

Walkway Repairs – The Maintenance Committee has completed the walkway inspection and will begin the work on repairs in a couple of weeks. There are 83 walkways that have some type of repair needed. Most of them were where bricks were sinking. There are a few that have roots causing them to come up.

A Reminder: the walls along walkways were installed at some time by a homeowner and the repairs to these are the homeowner's responsibility. Several walls were noted during the inspection as needing repair. Also, if your walkway needs power washing you may have it done, at your expense, during the annual power washing of the houses.

Garage Doors – Several garage door openers were replaced last month. A reminder, 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.



Drainage & Erosion Committee

-----STEVEN BOTBYL & BETTY ROBIE

As shown in the photos above, we've begun the process of mapping our existing drainage system, and we are making good progress. We are expecting to finalize the mapping in May. We have received concerns from multiple homeowners, and we are documenting them. Each concern will be carefully reviewed during the next phase of the project.



Nominating & Greeting Committee

-----TOM O'CONNELL
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Sue Merritt and I are ramping up our visits to new folks. We just visited Kathleen Lord who moved from nearby and is enjoying her new home in Countryhouse. Over the past year many of the people we've visited have become active in Countryhouse including two Board members (Suzanne White and Diana Sinisi), Committee Chairman (Drainage) Steve Botbyl who was also active on the Roofing Committee. Other new folks have volunteered to help with the upcoming Block Party. Thanks to all of you for your enthusiastic support!

Maintenance Cont'd



Garage Lights – The Maintenance Committee replaced several garage 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 can 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.

The Architecture Committee has approved Port Oxford 11" light fixture, model #111832. Price is \$84.97 at Home Depot.

Drainage – Repairs to several walkways were done this month, installing drains to remove standing water after a big rain. If water remains on your walkway for more than a couple of hours after a big storm let Mill House know so we can determine if you need a walkway drain.



photo curtesy of Tony Daniels

Landscaping Committee

----- CAROL WADE

- ❖ The crew is doing routine spring work: cleaning up after the winter and debris from the high winds. No damage to report mainly due to our proactive trimming and pruning.
 - ❖ Another reminder for residents to bundle the branches no more than 5 ft in length, and to put debris in paper bags, not plastic. Removal of debris that is not properly prepared, is charged to the HOA and will be charged to the homeowner.
 - ❖ Planting on common ground without prior approval is not allowed.
- For the benefit of the community, no member may plant or remove plantings or trees without written permission from the landscaping committee.
- ❖ Landscaping guidelines may be found in the Homeowners Guidelines on our website. www.countryhousehoa.com
 - ❖ The volunteers of the landscaping committee look forward your input at our upcoming Community and Board meeting which is focused on my favorite topic: Landscaping!

Good to Know

Routine Plumbing Maintenance inside your condo can be just as important as annual HVAC maintenance. If you have an instantaneous water heater, these should be cleaned annually. Is your townhouse is equipped with a backwater flap on the sanitary line and it hasn't been checked in a while? The flap will degrade with time and require replacement.

Maintenance Committee Cont'd

Deck Inspection – The Maintenance Committee will be inspecting decks that are an HOA responsibility during May. A reminder: maintenance such as power washing, staining or painting is the homeowner's responsibility.

Beechmast Railing Inspection – The Maintenance Committee will inspect the wooden railings on the front porches of the Beechmast homes in May. Some of these need minor repair and painting.

Garage Window Inspection – The Maintenance Committee will inspect original garage windows during May to determine if they need to be replaced or painted. If your garage window will not stay up, please let Annetta at Mill House know so we can include it on the list for replacement.

Roofing Committee

----- DELL FORD

The Roofing Committee met on March 22nd. We reviewed lessons learned from the reroofing work completed in 2023 so that we may improve the process moving forward. Roof replacements will continue in the Fall..

Finance Committee

----- MARTHA MARTIN
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Budget Status

We've completed Q1 and are on track per our 2024 budget. The monthly financial report ending 3/31/24 shows there have been no unexpected expenses or issues that have come up. We have a healthy financial position. Larry Hicks, HOA President, has worked closely with the finance folks at Millhouse to reformat our monthly reporting and clear up our reconciliation process so we are all on the same page. As always, questions about anything having to do with the HOA finances and related issues are always welcome! I can be reached at martha_martin@unc.edu or via cell phone at 984-528-6865.

Our Insurance Success Story

We've renewed our HOA insurance for the calendar year 2024. We were able to hold the rate to just 1.7% increase over 2023 costs. This year we paid \$137,392; in 2023 we paid \$135,000. Although homeowner insurance rates nationwide are predicted to increase by 6%, and insurance companies requested a 42.2% increase in homeowner insurance rates in NC, we were able to keep our expense on insurance relatively flat. <https://www.ncdoi.gov/news/press-releases/2024/01/05/insurance-companies-ask-422-rate-increase-homeowners-insurance>

Our HOA insurance provides \$180/sq ft for complete restoration, this is a market adjustment based on townhomes in our area of similar size, construction, and age. (FYI, this matches what Wethersfield has as their total replacement value on their HOA insurance policy.)

We plan to dedicate our June Community HOA meeting to review our insurance policy and answering your questions. SAVE THE DATE: Tuesday, June 18, 2024.



Live Music is Back

The Roost in Ferrington Village

----- DIANA SINISI

Another sign of Spring is the opening of the outdoor venue at the Roost Beer Garden now offering live music on Thursdays and Fridays beginning at 5 PM. Order food ahead of time at the Roost or the Belted Goat by downloading the app: Ferrington Takeout. Bring a lawn chair or sit under an umbrella. It's always a treat.

Architecture Committee

----- GLENN ALEXANDER

The following reviews were made this month:

- replace an existing deck at 457 Beechmast was approved with the understanding that a permit was required from the county.
- 310 Baneberry requested guidance on building a deck. The owner was notified that an encroachment onto common ground was unlikely to be approved.
- two pending requests from 315 Baneberry for alterations to their patio are on hold pending resolution of the current patio extending onto common ground.
- replace the deck at 330 Whisperwood was denied as the proposed preplacement would not be of uniform color (as required by our guidelines).