

COUNTRY VILLAGE ESTATES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS

Website: www.country-village.net
(password: TheoDrive250)

QUARTERLY BOARD REPORT
June, 2023

To the Homeowners of Country Village Estates:

Summer is almost here; the weather is getting warmer; and the pool is now open for your enjoyment.

Here is what has been happening in Country Village since our last Board Report in March, and what we have planned for the future:

Finances

This is our financial situation as of May 16, 2023:

We now have \$405,490.56 in our Reserve Accounts. Due to FDIC regulations, we have divided these funds between several banks in order to protect them from loss in the event of a bank failure. None of the accounts total more than \$190,000.00. As you may know, the FDIC insures accounts up to \$250,000.00.

We make monthly deposits to our Reserve Account in the amount of approximately \$11,000.00.

The Reserve Account money is used for maintenance of our buildings, such as the new roof, siding and gutters on the clubhouse; roadways, recreational areas and the like. We have also ordered new benches for the bocce area.

We continue to make our payment to Capital One for our roof loan each month in the amount of \$12,855.33.

As of May 16, 2023 our Operating Accounts totaled \$180,281.00. After payment of all our anticipated monthly bills in May, we will have \$75,430.00 remaining in our Operating Accounts.

We are pleased that we have been able to grow our Reserve Accounts significantly over the past couple years, and also that our Operating Account usually ends up in the black each month.

Monthly Common Charges

Please remember that common charges are actually due by the 1st (first) of every month. Please try to get your payments in as early as possible. If your payment is not received by the 10th of the month, you will automatically receive a late fee of \$25.00. We don't want to issue late fees – please get your monthly payment in on time. Thank you!

Homeowners Insurance Policies

Just a reminder, especially to our new homeowners, that Country Village homes are not condominiums; and condominium insurance usually doesn't cover full replacement value of your home in the event of a catastrophic loss from fire. The proper insurance policy for our homes is an HO3 policy. We also require One Million Dollars in Personal Liability Coverage. If you should have any questions regarding your homeowner's insurance, please call board member Santa Fogarty. Country Village HOA must be named as an Additional Insured.

New Directory

The new Directory has finally been printed and distributed. If you notice any inaccuracies in your listing, please contact Santa Fogarty and she will make corrections for the next Directory. If you are new to Country Village, please contact Santa for a **Resident Directory & Emergency Contact Form** so you can be listed in next year's Directory.

Procedure for Sale of Homes in CVE (Reminder)

If you are planning to sell your home, please refer to the updated Instructions for Selling Your Home, which can be found in the new Handbook, and is posted on our website. All homeowners who sign an agreement with a realtor (or put it up for sale in any other manner) must inform the Board or Touchstone that they are selling their home. This will enable Touchstone to ensure that all CVE requirements are met prior to closing. Also, do not advertise your home as a Condo!

Architectural Review Request Form

The Architectural Review Request form can be found in the box on the wall next to the office door in the clubhouse. It is also on the website and can be downloaded and printed for your use. **Please do not use the old form that is in the 2021 handbook, and do not send it to Touchstone Management.** The completed form and supporting documents should be slipped under the office door in the Clubhouse. The processing time can take up to sixty days after the documents are submitted to the Board, so please send all documents at the same time and allow for the processing/approval time. Please do not contract with your vendor before you receive our approval.

A Note About New Fences

Wayside Fence is no longer installing fences; they are now the distributor of the fences. They recommend the following company for the purchase and installation of the white vinyl fences that are approved by CVE:

Long Island Warehouse Fences

Contact is Anthony, phone number 516-903-7228

Website: liwfence@icloud.com

Clubhouse Rental Procedure

We have made a change to the Clubhouse Rental Procedure by eliminating the requirement for event insurance. You may continue to use the form as it is; just know that the insurance is not necessary.

Landscaping & Property Beautification

Our new landscaping contractor, MSG (Making Solid Ground) has begun diligently working to beautify Country Village. So far, we are very pleased with his work and look forward to our property becoming prettier as time goes by. In the event you think that something has been missed or done incorrectly, please contact Phyllis and she will communicate the issue to MSG. Please do not approach the landscapers to complain about something while they are working.

MSG also worked with Doreen McCrystal to plant a more sustainable Memorial Garden so that it does not suffer the ravages of fall clean-up. They will make sure that the perennials are properly trimmed so that they bloom beautifully at the proper time and don't look messy afterwards. Seasonal annuals will be planted in spring and fall.

At the end of March, we had Eliseo Tree Service prune many of our trees which had become overgrown. It was necessary also to remove certain trees for various reasons. Additional tree work will be performed this month.

The sprinkler system was thoroughly tested and repairs were completed in March. If you notice any problems with the system, please contact Phyllis Benanti.

Clubhouse Exterior Upgrade

During April and May, the clubhouse received a new GAF roof which comes with a 40-year GAF warranty. In addition, we installed Vinyl siding in a lighter color, along with new white fascia, gutters, leaders and trim. We hope you agree that the clubhouse is much brighter and more attractive. The shed also received a new roof and siding.

Dryer Vent Screens

Dryer Geeks removed screens on the vents in all 30 buildings. The work was completed on April 3 and 4. There was terrible blockage, especially on some of the older roofs. Homeowners should see a decided difference when drying clothes, as well as venting from their bathrooms. We were advised that vents should be cleaned every 2 years. Dryer Geeks is willing to do cleaning of vents for \$149 per home if we can get 20 homeowners to sign up. The normal price is \$179. This will be discussed at our community meeting later this month.

Optimum-Altice Upgrade

Optimum is in the process of upgrading Suffolk County communities with new fiber optics, which is supposed to improve Internet, phone, and TV performance. The contract for this work to be performed in Country Village is in the works. After it has been finalized and signed by both parties, the work will begin. You will be notified when this is scheduled to happen.

Tennis & Pickleball Courts

The nets were reattached at the end of April, and we hope many of you are enjoying the new courts. Pickleball paddles and balls are in the shed. If you need help in locating them, please give Phyllis or Santa a call.

Social Activities

Congratulations to our Entertainment Committee for hosting a fabulous Italian Night dance party on Saturday, April 22. The food, music, and dancing were top notch, and a great time was had by all.

The Ladies' Tea Party was held on May 20. Another lovely event hosted by our Entertainment Committee Ladies.

Bocce will be starting soon, under the direction of Carl Schroeder.

New homes by Dymond Industries

This project is moving slowly forward. Unfortunately, due to all the state and local requirements that need to be met, it appears that Dymond Industries won't be breaking ground before the fall of this year. We will be inviting Kevin Dymond to speak to the homeowners at our community meeting this month.

Website

Our website has been up and running for a while now. Please visit it at www.country-village.net (password: TheoDrive250). On the website you will find all our forms, the new updated handbook for 2023, a copy of the Offering Plan, Covenants & Restrictions and By-Laws, as well as all Quarterly Board Reports and other important messages from the Board of Directors.

In addition, the CVE Newsletter will also be posted each month under the Committees & Events section. Look for "Community Newsletters" at the bottom of the page.

Calling All Techies!

We are looking for a new Webmaster for our website. If you are experienced in designing or editing websites, please contact Santa Fogarty at 631-846-3755. She could use some help.

Introducing New Board Member Greg Williams

John Gurnick has resigned his position as Director. John's term runs through June of 2024. Pursuant to the provisions in our CVE By-Laws, the Board has appointed Greg Williams to join the Board and serve the community through the end of John's term. We sincerely thank John for his service to our community for the past three years, and wish him continued health and well-being. And, we thank Greg for being willing to step up at this time! We think he will be a great addition to our Board.

CVE Office Phone Number

Many of you may have noticed that if you call the CVE Office number you hear a recording telling you to call Touchstone. That is because no one sits in the office and answers the phone. We have therefore removed the office phone number from the directory and our letterhead. If you call that number, there will be no answer. Please call Touchstone Management directly.

Community Meeting

Our annual community meeting and election is scheduled for June 26. In addition to the election of board members, we expect to present the report from our auditors regarding our financial condition; present updates on what's going on around CVE, and answer any questions you may have. We hope to have a good turnout, so please plan to attend. If you cannot attend, please be sure to send in your election proxy prior to June 26. You will shortly be receiving a letter from Touchstone about the community meeting and what to do if you would like to run for the Board.

Touchstone Emergency Phone Number for After Hours.

If you need to contact Touchstone for an emergency situation after regular business hours, please call the following number: **631-684-0355**

In Closing

We wish everyone a warm, fun-filled and happy and healthy summer.

Welcome to all our new homeowners who have arrived in the last couple months. We hope you are enjoying life in Country Village. If you have any questions that are not covered in the Handbook (or if you didn't get a handbook when you purchased your home), please contact Santa Fogarty (631-846-3755) and she will make sure you get one. If you haven't received your clubhouse keys or visitor gate entrance cards, please contact Ellen Forestieri (631-226-0714).

Please contact Touchstone Property Management for any issues or questions that you may have. They will inform us if there is something we need to do for you.

Sincerely,

Board of Directors

Phyllis, Charlie, Ellen, Santa, and Greg