



## **Country Club Members:**

October 21, 2024

CCOA Members:

Hard to believe that Thanksgiving and Christmas are just around the corner. Construction projects are ending as the cooler weather approaches. This brief email will update you on a few happenings in the community –

The board approved two resolutions that were circulated several weeks ago. The 45-day requirement has now been met from the initial time of notice, so they are officially adopted. The resolutions modify Section 312 “Parking and Terrace areas”, and Section 314 “Trash containers”. Details can be found on the CCOA website. The purpose of the covenants is to maintain the quality of the neighborhood, retain value and protect the homeowners from subpar products.

The brick entrances and iron fencing project started last month and will continue for a few more weeks, weather permitting. The brick and concrete caps are being repaired to prevent further and more-expensive deterioration. The connecting iron fencing is being removed, repaired and re-coated with epoxy paint.

The possibility of Country Club Blvd being resurfaced this fall is unlikely now that we are in mid-October. The project was always scheduled for 2025, but the city said late 2024 was a possibility. At this point, the only work that might happen would be the concrete preparation work (patching).

Most of the common ground winterization punch list is completed or will be soon. This would include removing the flowers, adding mulch, shutting down sprinklers, shut down and clean fountain, aeration and final mowing.

Christmas lighting and décor are scheduled to be placed at the entrances prior to Thanksgiving.

This past week, there was an accident on CC Blvd after a car had turned on to country club from the Hickman entrance. The car pulled left to get around a parked car and clipped the back of the parked car and flipped on its side. This occurred in the afternoon. The city allows parking on the west side of the street on most of CC Blvd, but your board of directors do not recommend it. With the turns, hills and blind spots, it had never been a good idea – but this accident raises the level of concern.

Please let your family members and guests know that fishing areas are restricted to the common areas, which are abundant. The lake lot homes are private property and permission from the owner is required. There are many signs at the lake lot entry areas noting that lake lots are private property.

The September and Year-to-Date 2024 financials are excellent. Cash flow is slightly ahead of budget and expected to end that way at year-end. The 2025 Operating and Reserve Budgets were just approved at the October 17<sup>th</sup> board meeting. There will be no dues increase for 2025.

The board approved an “Ash Tree removal program” that will reimburse \$200.00 per tree (maximum 2 trees per household) on the first 25 trees removed. In other words, \$5,000.00 was allocated to this program. To participate, applicants must email Lisa Logsdon directly at [lisa.hoamanagement@outlook.com](mailto:lisa.hoamanagement@outlook.com) Lisa will provide the procedure and documentation that will be required. Lisa also has a list of tree removal vendors for anyone that would like that assistance. Many vendors discount these services in the late fall and winter months.

The CCOA directory has been discontinued and removed from the website due to privacy issues and improper use by certain vendors.

For those who may not know, the Wells Fargo Mortgage Center across from our main entrance) has officially been renamed “The Atlas Building”. This 435,000 SF building was emptied and sold when Wells Fargo consolidated operations and moved employees out to Jordan Creek. I attended the open house this past week with Jerry Manning. This building will be offering many community services including restaurants, fitness center, Aveda hair salon, event center and much more. It’s a beautiful

building and I am sure there will be a flow of new information coming soon as the property acquires more tenants.

Special thanks to board members, Barb Beatty, Nancy Doll, Paul Drey, Rick Parrino, Deb Prust and Craig Rowles for their contributions this past year. These board members strive for the continuance of high standards in our community. CCOA is a premier community, and I hope you are as proud to live here as we are.

That's it for now – appreciate you being part of our community!

Regards,

CCOA Board of Directors  
Mark Miller