

# Country Place Chronicle

WWW.COUNTRYPLACEEVANSHOA.ORG

P.O. BOX 318, EVANS, GA 30809

JANUARY 2025

VOLUME 32

## FROM THE PRESIDENT

Greetings Country Place residents and friends. Thank God the hurricane is behind us. This one changed the landscape and skyline of our great community. We had no fatalities in the community that I have heard of, and we can be most grateful. There is no official word when the debris will be cleared, but we all hope it will be soon. FEMA has extended local government support through March, so the county is prepared to extend this service at least through then. We lost many trees in the storm, and the HOA is encouraging the community not to use this disaster as an excuse to remove trees that were not damaged by high winds. The Homeowners Association is dedicated to keeping our community a good place to invest in a home.

We will have our next annual general meeting on September 9, 2025. Please mark your calendar and plan to attend. Give this assembly some thought and bring your ideas and suggestions on how we can, together, make Country Place the best community possible.

HOA leadership will be meeting periodically throughout the year, if you are a member, please reach out to any board members to share your issues and suggestions. I encourage you to join the HOA Board. You can read all about it on our website. The more members we have the more we can do. Many hands make light work! Chat this up with your neighbors and encourage them to join. Only members have a voice and vote at the general meeting. We are currently 43 homes away from our goal of being 100% owner and resident supported. This means those who have joined are carrying the full load of all. We are better than that. Please join today.

## UPCOMING EVENTS

### **2025 HOA Statements**

**January 15th, 2025**

\*\*\*Payment due upon receipt\*\*\*

## **Welcome to our 2025 Board Members:**

<b>President</b>	<b>Dan Ware</b>
<b>Vice President</b>	Yvette Pryor
<b>Treasurer</b>	Stella Hopkins
<b>Secretary</b>	Karen Wilton
<b>Parliamentarian/ Assistant Secretary</b>	Ellen White-Khazrai
<b>Assistant Vice President, Architectural/Control</b>	Berman Kent
<b>Assistant Vice President, Pool Operations</b>	Michelle Ayers
<b>Assistant Vice President, Parks &amp; Recreation, Pool Operations</b>	Vacant

## **A big THANKS to our 2024 Board Members:**

<b>President</b>	<b>Dan Ware</b>
<b>Vice President</b>	Vacant
<b>Treasurer</b>	Jose Rodriguez
<b>Secretary</b>	Karen Wilton
<b>Parliamentarian/ Assistant Secretary</b>	Ellen White-Khazrai
<b>Assistant Vice President, Pool Operations</b>	Michelle Ayers
<b>Assistant Vice President, Parks &amp; Recreation, Pool Operations</b>	Kyle Usher
<b>Assistant Vice President, Architectural/Control</b>	Berman Kent

Going away on vacation? Have the Columbia County Sheriff's Department watch your house!

**Call (706) 541-2800 to request this free service.**

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## **VOLUNTEERS NEEDED:**

Have an hour to spare? Want to be involved in your neighborhood? Here are ways you can help:

- Join a committee:
  - Pool, Parks & Recreation, Architectural Control, Holiday decorating
- Help Welcome a new Neighbor
- A house sold in the neighborhood, email us!
- Join the HOA Board!

## **Reminder: Pet Owners!**

All pets kept withing Country Place must be on a lead or leash, or under the control of a responsible person and obedient to that person's command at any time they are outside the house.

**There should not be any animals roaming the streets.**

## **Please be a good neighbor!**

If your dog poops,  
please do the  
right thing and  
pick up that poo!

Your neighborhood  
THANKS you!



Did we miss anything in this newsletter?  
Would you like something else included?

Please email the HOA Secretary at:

[secretary@countryplaceevanshoa.org](mailto:secretary@countryplaceevanshoa.org)

## **Financial Projects for 2025:**

- Continue to maintain the green space around the neighborhood to include but not limited to: the neighborhood entrances, field space by the pool, and lending library area.
- Installing a gutter system and a French drain to the pavilion to prevent standing water. The excess moisture increased the environment for termites which caused a lot of damage in previous years. Since the building was repaired spring 2024, we would like to ensure all is done to prevent the return of the termites.
- Additional umbrellas, pool ropes, painting, and pool ladder repair were also listed as projected.
- A building fund is also projected to continue to improve and potentially build upon the pavilion area.

## **Welcome Committee Opportunities:**

Join the Country Place Welcome Committee and meet new people one house at a time. Work alone or with a partner.

We need your help to make sure we greet all new residents. Interested parties can contact Ellen White-Khazrai at:

[welcome@countryplaceevanshoa.org](mailto:welcome@countryplaceevanshoa.org)

Do you know of a new neighbor? Please email Ellen with the new neighbor's street address (and name, if you know it) so that she can schedule a welcome visit. Thank you for supporting the Country Place Welcome Committee.



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## **Architectural Control Committee (ACC):**

### **Volunteer for Architectural Control Committee:**

- Help to ensure Country Place remains great by homeowners following the simple rules laid out when the neighborhood was founded. This helps to maintain the value of our homes and makes Country Place a great place to live.

Please remember the main goal of the ACC is to maintain the community's aesthetic and structural integrity, and to preserve the property values of our homes.

### **When Making Changes to Your Home:**

- Please remember our community is all about the Preservation of trees. If tree removal is necessary, please adhere to the covenants to have them removed. (Article II, section 9: Preservation of Trees and Vegetation)
- Do you plan on replacing a fence or a shed? Or building something new? Remember there are HOA guidelines in place and submit for approval to the architectural control committee. (Article II, section 8: Approval of Plans).
- Per the covenant, there is to be no parking on the street, and no parking on the grass.
- Commercial vehicles must be parked out of view, either behind the house or in the garage, as per the covenants.

## **Parks & Recreation:**

### **Volunteer for VP of Parks & Rec Committee:**

- Maintain Lending Library Volunteer (Bi-Weekly Responsibility)
  - Check and make sure the books are in good condition
  - Make sure there is no damage to structure
  - Check swing to make sure it is in good condition
  - Any issues would be reported to VP to handle/schedule work
- Maintain Field Volunteer (Bi-Weekly Responsibility)
  - Make sure soccer goal is in good condition
  - Make sure volleyball net and posts are set up properly (we are getting a good net)
  - Make sure the field has been mowed/weeded by landscape crew
  - Any issues would be reported to VP for work to be completed.



## **POOL COMMITTEE NEWS:**

The 2025 pool season will be here before we know it! Our community's pool is **100%** run by volunteers who maintain the space for all members to enjoy. Please consider signing up to help.

### **Pool Volunteers:**

- Open and/or Close Pool Area
- Check pool levels
- Help keep pool area clean & safe

*If interested in volunteering, please email:*

[pool@countryplaceevanshoa.org](mailto:pool@countryplaceevanshoa.org)



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## RECOMMENDED SERVICE PROVIDERS:

### DECK AND FENCE

Tom Mell (Southern Pride Stains): (706) 951-2448  
Southernpridestain.com  
(Recommended on 1/2023)

### LAWN CARE

Naptali Rodriguez: (706) 750-3105  
(Recommended on 1/2023)

Robbie Silas (706) 421-4583  
He maintains our HOA Community grounds.

Michael Gaines, (706) 306-5488  
Economy Sprinkler Systems He maintains the HOA systems.

### PAINTING & PRESSURE WASHING

William "Hymer" Dillabough: (706) 691-8084  
Painting & pressure washing - interior, exterior, kitchen cabinets. (Recommended on 1/2023)

Lauren Hall (706) 755-5396  
Painter. Knowledgeable, organized, professional, neat, efficient AND a good painter! (Recommended 9/2024)

### REAL ESTATE

Jasmine Pruitt: 706-394-6947,  
Realtor David Greene Realty, LLC  
Lives in neighborhood

### REMODELING

Jerry Land: (803) 341-4080  
Drywall repair / install and popcorn removal  
(Recommended 9/2024)

Bruce & Theresa Story: (706) 449-3177  
Custom kitchen cabinets and bathroom vanities, trim work, decks, porches. Beautiful, meticulous work. Husband / wife team and she is the contact person: text Teresa at number above.

### Moisture Control

Crawl Space Specialists, LLC (706) 993-2450  
Encapsulations – French Drains  
Moisture Control

Crawl Space Ninja – Mike Scott (706) 255-8772  
Crawl Space Encapsulation, Basement waterproofing, humidity control and mold removal services.

If you have a recommendation, please email: [secretary@countryplaceevanshoa.org](mailto:secretary@countryplaceevanshoa.org)