

the Garden post

HOA Annual Newsletter 2024

Save The Date

UPCOMING EVENTS

Neighborhood Fall & Spring Garage Sales

DATES: October 5, 2024 (Fall)
May 3, 2025 (Spring)

Fall & Spring Dumpster Day

DATES: October 12, 2024 (Fall)
May 10, 2025 (Spring)
TIME: 8:00am - Noon

Located at the north side of
Blue Springs Golf Club.

*Paid HOA Members are free.
\$50 fee for Non Members
and limited to one load.*



*Join that day, pay your HOA dues
and your dumpster fee will be
covered for the year.*

Christmas Lighting & Holiday Decorating Contest

The top three winners will be
notified in mid December 2024 .
See inside for more details!

Save Our Contacts

UPDATED INFORMATION

-  **OUR WEBSITE:** www.ccghoa.org
-  **ON FACEBOOK:** Country Club
Gardens Homeowners Association.

QUESTIONS OR COMMENTS

-  **EMAIL US:**
countryclubgardens@gmail.com



How Can You Renew Your HOA Membership Or Join As A New Member?

Hello Neighbors,

A friendly reminder that July starts our new calendar year for the HOA. Our neighborhood dues are very reasonable and help provide continued maintenance and beautification to our neighborhood as well as providing various events during the year for our HOA members. Our HOA dues are only \$85 for the 2024 - 2025 year. The CCGHOA Board voted to increase our dues from \$75 per year to \$85 per year. This \$10 yearly increase will help CCGHOA offset the rising cost of maintenance around our beautiful neighborhood. We have also added other options that include HOA dues and Lies Trash Service at a combined rate as listed below.

HOA Dues (\$85) + Lies Trash (\$194.40) for **\$279.40**

HOA Dues (\$85) + Lies Trash (\$194.40) + Recycling (\$54) for **\$333.40**

HOA Dues (\$85) + Lies Trash (\$194.40) + Yard Waste (\$75.60) for **\$355.00**

HOA Dues (\$85) + Lies Trash (\$194.40) + Recycling (\$54) + Yard Waste (\$75.60) for **\$409.00**

Rates cover yearly HOA dues and trash service for one year.

- 1. Check mailed:** P.O. Box 931, Blue Springs, MO 64013
- 2. Credit Card:** Go to Country Club Gardens website, ccghoa.org
- 3. PayPal:** Go to Country Club Gardens website, ccghoa.org

*(Please include your email address on the memo line when making your payment by check,
so an email can be returned indicating your payment was received.)*



Making Our Neighborhood More Beautiful

Improvements and enhancements continue in our neighborhood and CCGHOA will continue to beautify and improve the community we live in. Along with our annual beautifully decorated Christmas Tree located at our main entrance, we added Autumn decor this past fall along with recently planting summer flowers. The Fountain provides an inviting welcome when entering our neighborhood. We hope you are enjoying the seasonal decor!

Every December we sponsor a Christmas Lighting and Holiday Decoration Contest. Our Board Members will drive through the neighborhood to select 1st, 2nd and 3rd place winners in mid December. The lucky winners will receive gift cards purchased from local businesses. Join in on decorating your home for the holiday! Congratulations to our December 2023 Christmas Lighting Contest winners!



Important Friendly Reminders

- The Blue Springs City Ordinance updated their Trash Receptacle Codes in December, 2023. All trash/recycling/yard waste bins should be placed at the end of the resident's driveways for the trash pick up days. We kindly ask that all bins be moved back to the resident's home and off the curb within 24 hours of the trash pickup. The bins may also be placed at the curb the evening before pick up but no sooner!
- No person shall throw any waste, such as refuse, dirt, rags, papers, dead limbs, leaves, brush, logs, weeds, foliage, shrub cuttings, or clippings into the street, alleys or ditches along the streets of the City. It shall also be unlawful to create a nuisance such as those set forth in Section 245.160 (A) (11). Be careful that you, or those who you may employ to maintain your lawn, do not blow grass and/or leaves into the street. This is not only unsightly to the beauty of our neighborhood but this debris will eventually find its way into the sewers causing the city a problem!
- No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept, provided that not more than two (2) dogs or two (2) cats or two (2) other household pets shall be kept on any residence lot.
- No school buses, farm or industrial tractors, commercial trucks (excluding personal pickup trucks or vans as defined by the State of Missouri), boats, recreational vehicles, campers, or trailers shall be kept, parked, maintained, or stored in the open on the driveway, lot or on the street at the curb for more than twenty-four (24) hours at any time, it being the intention of this paragraph that the permanent parking and storage of any of the vehicles described herein shall be done either, at a location off-site of the property subject to the Restrictions, or within the enclosed garages with closed doors which form a part of the residences.
- No noxious or offensive trade or activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- No fencing shall be permitted on any lot unless the same is yard fencing, and no fencing shall extend nearer to the front street than the rear house line of a residence, except decorative railing along a walkway.
- The construction or placing of signs, billboards or advertising structures of any kind is prohibited, except burglar alarm signs, and that one advertising the rental or sale of property is permitted, provided it does not exceed five (5) square feet in size and except that political signs not exceeding five (5) square feet in size, shall be allowed within seven (7) days prior to an election and for one (1) day after an election.
- The speed limit on the streets of Country Club Gardens is 25 miles per hour. Also, please make sure you come to a complete stop at the stop signs in our neighborhood.

Working Together To Achieve Our Goals

Our goal is to help enhance the quality of life for the residents of Country Club Gardens and to maintain our property values.

1. We maintain the common areas of the subdivision, (such as mowing, fertilizing, weeding and tree trimming as well as maintenance of the markers), to keep everything looking beautiful.
2. We strive, both as a Home Owners Association and in partnership with the City of Blue Springs, to keep our neighborhood looking beautiful.
3. We keep an eye on happenings in the area that may impact Country Club Gardens and we make sure that all the residents are informed. If needed, we will also organize and react accordingly.



our mission & goals

The Year In Summary

- It is the goal of your Country Club Gardens Homeowners Association to support our neighborhood in maintaining your property values through efforts as listed below:
- We continue to enhance & beautify all our entrances and common areas for improvements such as; watering, trimming bushes, weeding, planting flowers, and laying mulch. We have no water source so all water has to be hand carried to the plants.
- The CCGHOA provides a free Spring and Fall Dumpster Day for our HOA members! Doesn't everyone enjoy the opportunity to rid their homes of unwanted items twice a year? This past Spring, on Dumpster Day, we partnered with Habitat for Humanity and it was a great success! Just one more advantage of being an HOA member!
- We sponsor a Spring and Fall Garage Sale in our neighborhood with signs advertising for the event.
- House numbers are painted on the curbs of our HOA members homes at no cost. If you are a new HOA member or you are an existing member and your curb number needs a touch up we will take care of it.



Board Of Directors

COUNTRY CLUB GARDENS HOA

2024 - 2025

President: Chris Birkenmaier

Vice-President:

Secretary: Jami Hilbrich

Treasurer: David Rock

Members at Large:

Marcia Taylor-Doctor

Ana Saint

Jeff Rodebush

Pam Howard

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UPDATED INFORMATION

🌐 **OUR WEBSITE:** www.ccghoa.org

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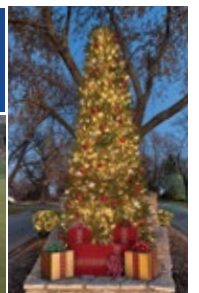
Please forward
your current email address to
countryclubgardens@gmail.com
so that we can update our files.

Successful Events In The Making

This year we were very fortunate to host another Easter event for our neighborhood. Our 2024 "Easter Bunny House Hop" was a great success. The Easter Bunny and Board Members paraded through the neighborhood in a convertible and golf carts to deliver special Easter decorated cookies for our Country Club Garden's children.



Thank you to all who participated and rsvp'd to our special events. We loved each and every stop along the way. Please continue to check our Facebook, website, and mailers for up to date information on our future events.



thank you sponsors!

Country Club Gardens Homeowners Association (CCGHOA) greatly appreciates the kind support from our sponsors; Lies Trash Service, Carpenter Lawn Care, and Ana Saint (Newsletter Designer). We ask that you remember them when you are in need of the services they provide.

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Lies
Trash Service
802 NW Vesper St #2 :: Blue Springs, MO :: 64015
(816) 228-4728

LAWN CARE SERVICES

Exceptional lawn maintenance & seasonal services provided.

We pride ourselves on the quality of work we do and the high level of service we give to our customers!

**Please contact us regarding any services you may need that are not listed here.

More Information or FREE Quote:

816-621-9060
CarpenterLawn@gmail.com

Carpenter
Lawn Care

Our Services:

- ✓ Lawn Mowing (Annual Contract)
- ✓ Fertilization & Weed Control
- ✓ Leaf Removal
- ✓ Mulch, Dirt, & Rock Installation
- ✓ Shrub Trimming, Installation, & Removal
- ✓ Lawn Renovation (Aeration, Overseeding, Sod Installation)
- ✓ Snow Removal (Driveways, Sidewalks)

ah-na
design

Custom creative designs
for your home or business

ana saint
816.769.3702

anasaint9597@gmail.com

Branding
Logo Design
Graphic Design
Web Design
Apparel Design
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