

The Neighborhood Scoop



October 2025

Next Board Meetings - Oct 6th & Nov 3rd

Volume 11, Issue 10

Note from our "Prez"

I've served on the Board for almost 10 years. I appreciate your encouragement and trust. We stretch every dollar as far as we can. We're not always experts in the role we're placed. Therefore, we need and appreciate offers from others to serve and advise. For us to have to pay for everything that needs to be fixed, repaired or replaced around the property is just too much for the budget. That is why we need your help to report, pick up, suggest solutions and most of all, be willing to help. I talked to someone at happy hour on Friday and she said, I'm willing to help, just ask! She cited our window washing project at the clubhouse. Over 15 people showed up and, within an hour, all the windows were clean! Charge to the budget ... nothing!

For example, we need help to dig up or pull out the metal edging that isn't being used around the property and haul it off. If we contract it out, we may have to pay over \$1,000+ but if you can help, it will be minimal. When the landscaping of our circles is done, the City will pay for part, but all of you may have extra all-weather plants that you could contribute and help transplant. The list goes on and on.

Looking ever onward toward a more beautiful property we call home.

~ Loydeen

Money "Stuff"

ONE TIME DUES ASSESSMENT VOTE

At the special meeting to vote on the One Time Dues Increase that will raise our dues to \$200.00 a month starting January 1st 2026 ... The Measure Passed.

77 Votes were received

- 51 Yes
- 26 No

The Measure has Passed.

Thanks to Everyone for Voting!!!!

AUDIT

Fiscal Year Ending 06/30/2025 Audit and IRS Tax Return – completed. CVHA's yearly audit and tax return by KHA Accountants was completed in August. No audit adjustments, comments or issues ... **PASSED 100%**



A BIG NOD to our Volunteer team who created the Independent Financial Review report to help members understand the dues increase!!!!

Important!

POOL IS CLOSED FOR WINTER MONTHS - No Swimming!

The Pool is closed for swimming as of 9/30/25 and will reopen 5/126. Members will have access to the gym through the front gate only with their key. Members can go in the pool area (no animals) but swimming is not allowed. We do not pay for the chemicals needed to keep the pool in compliance for swimming during the winter months.

GOOD REMINDERS

- Be kind to your neighbors.
- Clean up after your pets.
- Keep trash cans out of sight except on Tuesday evenings through Wednesday evenings.
- Park in designated areas only.
- It is not legal to keep trashed cars visible or to run a car business out of your garage. We are going to become more diligent on these issues. Please comply with city ordinances and our bylaws!!
- Report violations to the City at: <https://www.cityofcarrollton.com/departments/departments-a-f/code-enforcement>, and to us at: BOD@countryvillascarrollton.org.

THANK YOU

We are grateful for the number of people who are stepping up to volunteer on committees currently being formed to help us! Committees include: Painting (see below), Financial Oversight (already looking at our finances), Architecture, Irrigation, Landscaping, possibly retaining walls and more! If you are interested in serving, please contact us at BOD@countryvillascarrollton.org.

2028 PAINTING UPDATE

A committee is being formed to work out the logistics/plan for the August 2027-2/1/28: Painting Preparation and March 1st 2028: Painting Start. Complete information will be provided when the committee and Board are ready – estimated to be in mid to late November.

GUTTER CLEANING ON EAST SIDE

The Board approved Ubaldo Construction to clean gutters. East Side of property will be done this month (clubhouse and going east). West Side of property will be done in November.

Please allow contractors in your yards and on your roofs if needed!

WEBSITE

Check out the Website for information about our Community! General watering times were added to the landscaping page, along with an explanation of policies and other tree trimming/landscaping contacts for you. Also, Assessment information was added to the Documents Page.

TREE TRIMMING

Planning is in process for Fall tree trimming.

HH@CLUBHOUSE

Happy Hour ... Friday 10/10, 6pm-8pm. BYOB, a couple of friends and a munchie to share.

- * Meet Your Neighbors
- * Make Friends
- * Be Part of the Community



Please come ... See you there!

HALLOWEEN HUMOR

- **Why did the ghost go into the bar?** For the boos.
- **Why did the ghost starch his sheet?** He wanted everyone scared stiff.
- **Why do ghosts make the best cheerleaders?** They have a lot of spirit!
- **What kind of skin treatment do ghosts use?** Vanishing cream.
- **What did the mummy film director say?** That's a wrap.
- **Why don't mummies take time off?** They're afraid to unwind.
- **Where does a mummy go on vacation?** The Dead Sea.
- **What rock band do mummies love most?** The Grateful Dead.
- **Why are vampires easily fooled?** They're suckers.
- **Why did the vampire read the newspaper?** He heard it had great circulation.
- **What do you get when you cross a vampire and a snowman?** Frostbite.
- **Why do vampires not want to become investment bankers?** They hate stakeholders.
- **What's a vampire's favorite pickup line?** You're just my blood type.
- **Know why skeletons are so calm?** Because nothing gets under their skin.
- **What's a skeleton's favorite song?** "Bad to the Bone."
- **Why can't skeletons play church music?** Because they have no organs.
- **How do skeletons know it's going to rain?** They can feel it in their bones.

**Questions or Concerns**

If you have anything you want addressed, send your request to: BOD@countryvillascarrollton.org

Saturday 10/11, 10am-2pm**Perry Pumpkin Patch & Craft Fair**

A.W. Perry Homestead Museum

Make some special family memories, pick out a pumpkin, and shop for a souvenir from one of the vendors to remember the day. There will also be face painting, a craft for the kids, and a petting zoo.

**Saturday 10/25, 4-7pm****Halloween Critter Hunt**

Downtown Carrollton

Immerse yourself in a week-long scavenger hunt, with trick-or-treating along the shops. As the sun sets, get ready for a haunting free screening of the classic family-friendly film *Monster House* (2006), PG on the Square (weather permitting). Don't miss out on this spooktacular event!



Local Haunted Houses:

Six Flags Fright Fest:

Begins 9/12 offering haunted mazes, scare zones and rides.

Dark Hour Haunted House:

Located in Plano, this haunted attraction brings nightmares to life with live actors and special effects.

Additional ones to check out:

Cutting Edge Haunted House:**Junkyard Haunted House:****Moxley Manor****Reindeer Manor****Hangman's House of Horrors****Dr. Mangle's Murder Manor****Dallas Terrors**