

The Neighborhood Scoop



September 2025



Next Board Meetings - Sept 8th & Oct 6th

Volume 11, Issue 9

Note from our "Prez"

True summer has settled in with hot temps. Even with some late rain showers, we are now dependent upon our sprinklers to water our property. However, you and I both know that is not enough!! You MUST water your property (and I encourage you to water some common property as well) especially your foundation!! With our whole property under massive construction, we face breakdown of sprinklers, electricity, cable outages, detours and working around the equipment and workers daily. I appreciate your patience during this massive upgrade!! If you have questions, ask the contractor ... he can communicate with you in English and knows what is going on near your home. You can also always contact a Board member for help.

The upcoming voting on the change in dues is upon us on 9/24. This is a vital vote to cover inflation and needs of our community. We MUST maintain the high standard set forth almost 40 years ago. We are asking you to increase your dues a little over \$60.00/month. That is a lot, yet the reality of this increase helps us move forward with improvements that are long overdue. I implore you to consider voting for this change. It will benefit all of us all!

~ Loydeen

Assessment!!

UPCOMING TOWN HALL & SPECIAL ASSESSMENT MEETING

A Special Meeting will be called in September to vote on our dues assessment. Please look for details in Blasts, the Newsletter and in your monthly statement. Your assessment committee is working hard to make these needed transitions smooth and easy. Our full financial reports are available to you on the portal.

Important Dates!! Mark Your Calendar:

September: Assessment packet and Ballot included in your billing.

September 12th: Happy Hour @ the Clubhouse 6-8pm.

September 24th: Special Assessment Meeting at the Clubhouse 7pm. (no ballots accepted after 7:15pm)

January 1st 2026: dues increase begins

January 1st 2026: painting payments open in Portal

8/27- 2/1/28: painting preparation



Pool Update

THE POOL CLOSES AT 10PM

The pool is buzzing and summer is full on at CVHA! We're grateful and thankful for our pool committee every day!!!

- Our fence is finished!!!
- No one is allowed at the Pool without their Identifying Member Key.
- The Chairs are expensive. People are throwing them in the Pool. They are not made to jump on and will cut you. This is not safe.
- We have already lost 4 chairs this summer due to abuse.
- Teens are not good babysitters for younger people. These people are abusing furniture, trash cans and equipment when alone.
- Umbrellas need to be put down when you leave. If left loose or open, they will fly out or take the table with them when the wind/storms blow them down. That's how we lose umbrellas.

We all want a nice pool every day. Thanks to all who help us!!!! Facility privileges can be removed.

PLEASE FOLLOW THE RULES!

WEBSITE:

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

COMMON AREA LIGHT PROJECT:

Good News: Our lights have all been updated!

Not so good: Apparently, the city has hit the pole and broken the underground lines on 3. We are getting a detailed description and bid together to present to the city on this.

PLATS:

Plats are required for requesting any changes on your external property including fences, drains, structures, or requests for tree removal. You are responsible for internal home improvements or changes inside your fence line such as trees, foundations, roofs, irrigation, and plumbing. You can get your plat from Dallas County Records.

PAINTING:

We are currently working on painting costs and logistics... we will keep you posted!

GUTTERS:

We have 3 bids on gutter cleaning and we are planning a schedule on cleaning.

HH@CLUBHOUSE

Happy Hour ... Friday 9/12, 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!

Saturday 9/6, 10am-2pm**Pooch Pool Party**

Rosemeade Rainforest Aquatic Ctr

Dogs will have full run of the pool while their humans can check out a variety of pet-friendly vendors. The Carrollton West Veterinary Clinic will be on-site (10am-12pm) offering vaccines, and Carrollton Animal Services will provide free City pet registrations throughout the event.

Admission is \$10 per dog and no charge for humans. To participate, all dogs must have a current rabies vaccination (or receive one on-site), be registered with the City of Carrollton (or register at the event), and be accompanied by an adult.

Reminder: Humans are not permitted in the pool with their pets.

**Saturday 9/27, 10am-5pm****Friends of CPL Book Sale**

Hebron & Josey Library

Available for purchase will be:

- adult books
- children's books
- movies
- music

Cash, checks, and credit cards are accepted. All proceeds benefit the Friends of the Carrollton Public Library to fund Library programming.

**Questions or Concerns**

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

Saturday 9/13, 8am-12pm**Carrollton Clean-out Day**

Dispose of bulk waste (broken furniture, appliances, bicycles, rugs, mattresses and small amounts of construction materials, brush and yard waste). **Drop off: parking lot on Rainwater Lane, across from the Carrollton Police Department.**

Bring a valid ID and a water bill for proof of residency. Event staff can refuse any material not suitable for disposal at this event, such as freon-containing items (refrigerators and A/C units), household hazardous waste, and battery-operated electronics (cell phones, laptops, cameras, etc.).

Arrive early as staff will not accept any additional material after the roll-off containers are full. Items will be unloaded by hand; no claw will be available to offload trailers or pickup trucks.

**Saturday 9/27, 3pm-9pm****Carrollton Culture Fest**

Downtown Carrollton

Experience a day filled with mouthwatering delights, live entertainment and an eclectic celebration of a diverse world.

Entry is **free**.

