

The Neighborhood Scoop



July 2026



Next Board Meetings - July 6th & August 3rd

Volume 12, Issue 7

Note from our "Prez"

I am so grateful to all of you who volunteered to run for one of the places on our CVHA Board and all of you who voted. We now have a full board of seven, which was badly needed considering all the work that the HOA demands.

With the construction winding down, as we sign off on it, I can't thank all of you for your cooperation throughout this time. You had to find new parking places, endure heavy equipment on your streets and dodge dirt, gravel, and lumber piles everywhere.

Now the "fun" part begins, as Cheryl is landscaping the circles and trimming trees, along with all her other issues, she is busy!! Irrigation remains a huge issue after all the work done on the property, Lisa is addressing those, be patient. We will begin discussions on painting and gutter clean out, you will be hearing about those soon. Anyone who can volunteer to clean up little issues please contact us ... we could use the help.

I am most encouraged by the prospects of the coming year and our new Board members stepping up to fulfill their "duties" to their assigned area and we move forward to make our grounds even more beautiful than ever before.



~ Loydeen

ANNUAL ELECTION!

Welcome Your New Board!!

- **President:** Loydeen Fadely
- **VP & Treasurer:** Toni Willis
- **Secretary:** Lara Primato
- **Clubhouse/Pool/Clubhouse Rentals:** Adina Phillips
- **Architecture:** Theresa Iglesias
- **Landscaping:** Cheryl MacLennan
- **Irrigation:** Lisa DeLeon



New Budget & Project Planning

The Board is finalizing the 2026-2027 budget. This includes identifying and prioritizing projects around our community.



Pool & Clubhouse

CALL OUT for Summer Pool Committee Volunteers!!

If you would be willing to volunteer for 1 day a week to help at the pool... please send your name and email to BOD@countryvillascarrollton.com.

If we divide up this work, it will really help us!! We collect the names and call a meeting to discuss the duties.

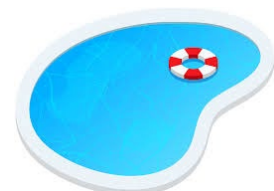
Thank YOU Thank YOU Thank YOU

THE POOL IS OPEN!!

The Pool is open ... enjoy!!
Please remember:

1. Have your key with you as proof of membership.
2. Follow the rules.
3. Be kind to others.
4. Put chairs and Umbrellas back where they belong.
5. Leave the pool nicer than when you got there!
6. Be Safe! There is no lifeguard. Do not swim alone.
7. Pool AND GYM close at 10pm and are monitored for safety.

We don't have a maid... but we have a bullfrog!!



Critters in the Neighborhood

- Be aware of your pets, keep them on a leash and please clean up after them.
- Leaving food out attracts **critters**.
- Call the city immediately if you notice evidence of the big **Herrons or Egrets** building nests so they can install deterrents. They are here!
- Holes in your home can allow critters in and gives them shelter to build homes.
- Leaving garage doors open invites critters and tempts criminals, be careful.



Parking!!

Each homeowner has the right to park at least one vehicle in common area spaces. However, if the Homeowner leaves their vehicle parked in the common spaces for a period of more than 48 hours, it can be considered a City of Carrollton code violation that "could result in a fine not to exceed \$500, and each and every day those violations shall continue shall be deemed to constitute a separate offense." (Sec. 10.99). To ensure emergency vehicles are able to access the neighborhoods and the safety of homeowners' vehicles, we ask that all homeowners use the 2 spaces in their garage and 2 spaces in their driveway for parking and leave all space for street parking open for emergency vehicles and visiting guests.

Trash

Trash cans should be put out on Tuesday evenings and should be out-of-site by Wednesday evenings.



- The final steps of the Street Construction are now being completed! Beautification of common areas has started. Please help us:
 - Clean up your yards!!!
 - Water that new grass!
- We are working with the City to complete all sprinkler repairs so our whole system is up and running.

CVHA Facilities

The Pool, Weight Room, Clubhouse, and tennis courts are the center of our community. Residents are expected to treat the common properties as their own. Please follow all rules and regulations when using our common properties. Violation of CVHA Rules can cause suspension of use of our facilities.

Landscaping

If you have any down branches from the storm or if you've done any tree trimming yourself, you must cut any branches down to 4 foot pieces for the City to be able to pick them up. Please do not just pull them to the street and leave them.



Dog Issues

PLEASE: It is your responsibility to clean up after your dogs. If homeowners or cameras capture dogs with owners not cleaning up, they will receive an automatic fine of \$25 per occurrence (added on to monthly statement). If not paid, late fees and collection fees will apply.

IN ADDITION, please don't leave pets tied up in back yards, barking and unattended. Please be responsible pet owners. Report concerns to City of Carrollton animal control... and let us know too.

Friday 7/3, 5-11pm

Addison Kaboom Town

Addison Circle Park

The event features the renowned Addison Airport Airshow, a nationally acclaimed fireworks display, live music, and family-friendly festival activities.

Friday 7/3, 9:30pm

Independence Day Fireworks

Josey Ranch Lake Library

Free event - Bring the family to see this spectacular fireworks show and enjoy an evening of patriotic fun.



July 1 - Grand Opening

Universal Kids Resort Texas

Frisco

Tickets available now ... visit:

<https://www.universalkidsresort.com>



We count on YOU for reporting concerns around the property!!

ALL **community requests and concerns** should be sent to:
BOD@countryvillascarrollton.org

ALL **billing requests and concerns** should be directed to Michelle Burr at MacGroup:
mburr@themacgroupco.com

