

The Neighborhood Scoop



August 2026



Next Board Meetings - August 3rd & Sept 14th

Volume 12, Issue 8

Note from our “Prez”

I am happy to report the City has completed their project for us! They leave us with a two-year warranty on their work. Please keep an eye out for any damage that has not been repaired.

With the hottest part of the summer ahead of us, we plead with all of you to help water the yards, circles and shrubs in and around your house. Our sprinklers only water twice/week for 15 minutes.

Our new Board members are actively engaged taking over their new responsibilities. Please look up the person who oversees the area you need help with and write to them directly. The BOD address is okay; however, the response will be faster if you go directly to the right person.

Thank all of you for being aware of what is going on around our property. While out walking your dogs around the neighborhood, please consider looking around to see if everything is neat and clean, pick up some trash and say hello to others who are also out. Write to us with suggestions for improvement and then plan to help resolve the issue. As a reminder, this is NOT an apartment complex. You have a responsibility for keeping your property cleaned up and free from trash or other items not in use. To keep the values of our properties up, we all must maintain a clean and neat yard around our houses.



~ Loydeen

FYI

CVHA Budget 2026-2027

The Board approved the final CVHA Budget for July 2026- June 2027. Homeowners can view the Budget on the Homeowners Payment Portal under the Documents Library in the folder named “Budgets”. Log-in to the portal (or Register) at:
<https://macgrouponline.cincwebaxis.com/>



Clubhouse

Rent the Community Clubhouse! Host your next gathering in our Clubhouse, featuring a full kitchen, pool table, TV and spacious seating. The rental fee is \$75 per day with a \$500 refundable security deposit.



Pool & Fitness Center Access

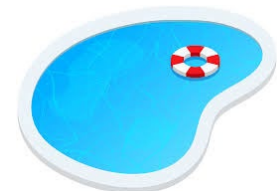
If your key is not working or you need an additional key, please email the Board. Replacement and additional keys are available for **\$10 each**.

Pool Update

The pool is open ... enjoy!

Important Reminders:

- Have your key with you as proof of membership.
- Follow the rules.
- Be kind to others.
- Put chairs and Umbrellas back where they belong.
- Leave the pool nicer than when you got there!
- Be Safe! There is no lifeguard. Do not swim alone.
- Pool AND GYM close at **10pm** and are monitored for safety.
- Ensure all gates and doors are securely closed when leaving.
- Return CVHA pool noodles, toys, and furniture to their designated locations so everyone can enjoy them.



****** The kiddie pool pump is being replaced this month. Repairs were made to the fence surrounding the pool in mid-June.

Coyotes in the Neighborhood!!

Coyotes have been spotted around Creek Wood Ct. and Brook Mount Ct. Be careful with small dogs and toddlers! If you see coyotes around the property, please contact the City of Carrollton Animal Services: 972-466-3420 or use the Wildlife Tracker to report sightings on the City of Carrollton's website:

Wildlife: How to Coexist and Get Help

- ❖ If the animal starts acting weird or hanging around at one location, call 311
- ❖ If you feel scared or threatened, call 911

Landscaping

Looking for volunteers to help with weeding & planning on the blocks that have Community Circles. Also, let us know if you're interested in donating any plants/shrubs for the Circles. If interested, contact Cheryl MacLennan.

A big THANK YOU to new homeowner **Chris Curtis** for her shrub donation to beautify our pool landscaping.



Parking

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. 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.

Trash

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

Gutter Cleaning

Gutter cleaning for the East Side of the property is complete. Gutter cleaning for the West Side will be completed in the fall. Our Handyman, Pete, is doing this for us. He may suggest repairs for you ... I recommend you let him do them as keeping the water flowing when it rains is important.

Gym

Please help us keep our amenities in great condition by showing respect for our shared spaces.

- Wear appropriate attire in the workout room.
- Anyone under 16 must be accompanied by an adult.
- Do not remove any weight equipment from the gym.

Irrigation

As of July 3rd, the City has completed the work on the streets and property of Country Villas! We now have the opportunity to start getting our irrigation system back to full working order. There is a long list of repairs that we have currently, and the team is working diligently to knock them out. We'll update the sprinkler schedule on the website in a few weeks.

Remember, we only water twice a week - so if you have any personal plants, sod or areas that need water, you might consider watering these areas yourself. 😊

If you notice any issues with leaks, drainage or anything else irrigation related, please contact us. Be sure to provide your name, address of the issue and also a photo, if possible. This will assist us in identifying and resolving the issue more quickly.

Dog Issues

Please make sure dogs are on leash and pick up after your dogs. Also, please don't leave them outside too long ... it's getting way too hot for them!

Rosemead Aquatic Center

Includes a zero-depth entry pool, two platform levels with bridge, water cannons, bubblers, spray bars, water slides, a 200 foot lazy river and a 600 gallon dump bucket. See Carrollton website for more info.



Thursday 8/6, 7:00-9:30pm

Vitruvian Nights Live

Vitruvian Park Amphitheater

Free live performance by *Lover*, a Taylor Swift tribute artist



Tuesday 8/11

Back to School!



Everyone have a great year!!

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

