



COUNTRY CLUB TOWNE HOMES

NEWS YOU CAN USE * June 2026



STAFF SPOTLIGHT



JOHNATHAN GARCIA
5 YEARS OF SERVICE

thank you!

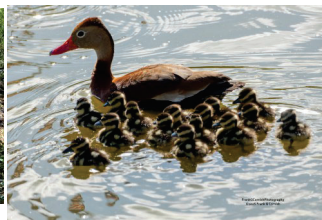
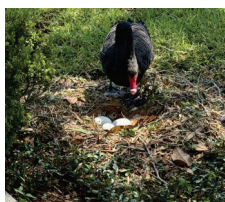


Photo credit to Frank Cornish, Unit 33

Spring is in the air, and bird babies are everywhere! The Black-bellied Whistling Ducks' breeding is triggered by rain. They nest in trees, then bring the hatchlings to water, sometimes even swimming pools. The Great Kiskadee (yellow breast) is a relative newcomer to Corpus Christi. They have expanded northward because of warming and loss of habitat in Central America. Our Black Swan pair have a new clutch of 6 eggs. Get out and enjoy the wildlife that inhabits our pond!

NATURE NOTES

Make Time For Maintenance

As you know, the Association is responsible for Common Area EXTERIOR maintenance and **unit owners are responsible for windows and doors, including the ongoing maintenance of windows and doors.**

Window and Door Maintenance Responsibilities

- Perimeter seal. Unit owners maintain the seal around the exterior perimeter of windows and doors. Improperly sealed windows and doors can allow water intrusion.
- Water intrusion causes wood rot to the window/door jamb, window/door framing and exterior common area studs. Any damage in this situation is the responsibility of the unit owner.
- To avoid water intrusion, inspect and re-caulk your windows/doors every 2-5 years.

VERY IMPORTANT: Use high quality caulk. Use NP1 caulk, which is a high performance polyurethane sealant with permanent elasticity. If you have any questions on this or any other maintenance topic, please contact the office (361-855-2423).

The Board has contracted with Bay Area Landscaping for regular mowing and landscape services to begin June 1, 2026.

WELCOME

New owner, Sandy Williams, Unit 144. Sandy is the mother of Ricky Williams, UT-Austin football star and Heisman Trophy Winner (1998).

Townhomes Currently for Sale
#22, #29, #69, #92, #136

City Ordinance 308.1.4 governs the use of BBQ grills within CCTH

"Open-Flame Cooking Devices"

No person shall install or operate a stove, oven or barbeque pit, whether portable, temporary or permanent, on the premises of multi-family dwellings, apartments, condominiums, attached single family or hotels, or commercial businesses when such stove, oven or barbecue pit is located less than ten (10) feet from any portion of a combustible building, including but not limited to decks, arches, balconies, walls or verandas."



Rest in Peace Mildred Steen, Unit 43