

Country Club Towne Homes

WINTER 2017

Letter from the President

RULES, RULES, RULES, why do we have to have so many rules?

And why does the board spend so much time and effort trying to see that the rules are enforced and followed? There is one and only one reason for the rules and their enforcement, we are trying to maintain...

YOUR PROPERTY VALUES!!!!

It is only a very low percentage of our residents who do not respect our rules. However, these few may continually break the rules. One can argue "it is my house and yard and I will do as I please", "So-and-so breaks the rule so I can too" or "the rules don't apply to me." This attitude just will not work in a neighborhood where all of us have a neighbor less than 10' away.

If we did not have a pet rule, unlimited pets would be running at will in the common area. If there were also no one picking up after them, your property value would plummet.

One dog per unit equals 132 dogs. Two dogs per unit would equal 264 dogs running around our neighborhood.

We just can't have that!

If we did not have a parking rule and residents could park on the streets at will, we would have cars everywhere and, once again, down would go our property values.

If we did not have a front porch plant rule, some people would have unsightly porches resulting in loss of value for adjoining owners.

If we did not have control of the common areas, or if we let residents plant and use the common areas around their unit at will, you can only imagine what our neighborhood would look like. The result each and every time is a loss in property values.

Our rules are few and their enforcement is necessary. If we could follow just one rule, I believe we would live in peace and harmony....

"Do unto your neighbor as you would want your neighbor to do unto you."

Respectfully yours,
Joe Holt, President
CCTH Board of Governors



2017-2018 COMMITTEE CHAIRS

Grounds Committee
Garnett Brooks

Architectural Committee
John Heldenfels

Roads Committee
Garnett Brooks &
John Heldenfels

Insurance Committee
Joe Holt &
Donald M cClure

Long Range Planning
Dr. Paul Kennedy

Holiday Committee
Lucille Miller

Spring Social
Joe & Shirley Holt

Nominating Committee
3 Past Presidents

Lake Committee
Jim Whitworth



PARKING PERMITS



**RESERVED PARKING
STICKER**

With the holidays fast approaching, please remember to contact the office or courtesy booth to coordinate parking accommodations for your guests IN ADVANCE if possible. Use the following guide to determine the appropriate permit.

DAY USE-Does not require a physical pass. This is typically used for daytime visitors, personal assistants and healthcare providers that are in and out in less than 12 hours. (as referenced in Section 5a. "Parking Restrictions" of the CCTH Bylaws)

VISITOR PARKING PERMIT temporary pass for those guests or family members that may be visiting for a few days. These are valid for up to one week and must be prominently displayed in window while parked on CCTH property.



**VISITOR PARKING
PERMIT**

RESERVED PARKING STICKER-

If you have family that is remaining for more than a couple of weeks, it may be necessary for them to rent a reserved parking space. Reserved parking stickers are issued on a month-to-month basis and are available only in the office during regular business hours. Cost is \$75/month.

Please be considerate of your neighbors when directing your guests on where to park. If possible, please try to avoid having your guests park directly in front of other homeowner units for any extended period of time.

Failure to follow these guidelines may result in written warnings and even towing at their expense. Let's work together to make sure everyone at CCTH has a pleasant and stress-free holiday season!



MORE ACTIVITIES AT THE LAKE?

There have been numerous requests for more community activities by the lake.

However, here are so many options, that we would like to focus on those with the greatest appeal.

Please let me know if you would be interested in a
"CCTH Classic Movie Night"

Respond by calling or emailing the office if you would be interested in attending.

Also feel free to submit other suggestions.



Welcome to the Neighborhood!



We've had a record breaking year for sales here at CCTH!

Unit	New Homeowners
#5	Tony Jr. & Nancy Bonilla
#33	Frank & Mary Cornish
#72	David & Donna Ostergaard
#87	Linda Woods
#88	Alex & Carol Kirkland
#93	Ventura and Candace Tovar
#138	Cathleen Hayles

There are still units that are under contract to stay tuned for even more

NEW NEIGHBORS!

STAFF HOLIDAY CONTRIBUTIONS

The Holiday Season is the time of the year in which it has become traditional to do something extra to show our employees that we appreciate them and their service to us.

Although the Board continues to request that residents NOT tip our employees directly, we do encourage that the residents collectively contribute to the Holiday bonus pool that is distributed to the employees based on factors such as tenure and average number of hours worked weekly.

Our recommendation is a \$50 contribution per home (or greater based on your desire). Historically, approximately 75% of our Homeowners participate in the contribution program annually.

Contributions should be made out to CCTH Common Fund and placed in a sealed envelope and left at the courtesy gate or the managers office by December 8th, 2017.

Rest assured that any contribution on your part will be greatly appreciated by the CCTH employees at this time of the year.

Wishing you a safe and joyous Holiday season!

CCTH Board of Governors



HOLIDAY SAFETY TIPS

10 TIPS TO PROTECT YOUR HOME DURING THE HOLIDAYS



HOLIDAY THEFT

Theft overall tends to rise in the months of November and December. Best thing to do is to make sure you secure everything that you can. Lock up cars, trucks, and homes.

LEAVE THE LIGHTS ON

Thieves usually don't approach homes that appear to be occupied. Leave on outside lights at night (or set them with a timer) and when you leave the house during the day; leave on some of the lights inside the home to give the appearance that someone is home.



PACKAGE DELIVERY

More and more people are purchasing gifts online and having them shipped to their home. With this trend, more people are having packages stolen right off their front porch. If you're expecting packages, request signature confirmation or have a trusted neighbor hold on to it for you.

COOKING HAZARDS

A fried turkey is delicious. A fried house due to a deep fryer accident is not. Make sure you read the instructions on how to prepare your turkey safely and please, use the deep fryer OUTSIDE of the house.



DECORATION HAZARDS

Speaking of fires, Christmas tree fires can be devastating for what is normally such a beacon of happiness. If you have a live tree, make sure that it has water every day, and ensure that any lights you use are checked for breaks or exposed wires.

CREATIVE DISPOSAL

Dispose of your presents boxes creatively – placing that 60" TV box outside on trash day after Christmas is just asking for trouble. Try and break down boxes and other packaging as to not give away the wonderful gifts your family received.



SOCIAL MEDIA

In today's inter-connected age, it's important to be very careful about what you share on social media. Be very careful about what you post and if you do decide to share your gifts, please make sure you don't have your location tagged to the post.

TRAVEL

If you're traveling to visit family or going on a holiday vacation, wait until after your trip to post about it. Have a good friend or neighbor check on your house every couple of days to give you an update.



DECORATIONS & LIGHTING

Make sure not to run extension cords through windows or garage doors. Just the littlest crack can expose a home to thieves.

WHO'S AT THE DOOR

Criminals can try and scope at your home posing as a delivery person or someone looking for charitable donations. Be cautious when talking to people you're unfamiliar with and don't let them in your home.

