



COUNTRY CLUB TOWNE HOMES NEWS YOU CAN USE * JULY 2025



Common Area Compliance

“The general common elements include the land, buildings, structures and all improvements, except for portions contained in the 145 Towne Home Units” (Declarations, Article G). The common elements are jointly owned by all unit owners as “fractional ownership”. The elected Board of Governors is charged with the “care, upkeep and surveillance of the Condominium and the common elements and facilities” for the benefit of the whole community.

WHAT COMMON AREA COMPLIANCE MEANS IN PRACTICE

- Unit owners (or tenants) must not block or restrict access to any part of common area or make any addition or alteration to the exterior of their unit without a signed Architectural Request Form approving such change. *Any unapproved objects placed in common areas (lawns, flower beds, alleys, walkways, parking areas) will be removed.*
- The Association is responsible for maintaining all aspects of the common areas according to the judgment of the Board and Manager. This applies to everything from your studs out (exception is doors and windows). We hire experienced, reputable contractors to evaluate issues and make repairs.
- Contractors hired to work on common areas (buildings, grounds, streets, etc.) -including individual townhome exteriors and the surrounding green space—work for **the Association**. The Property Manager represents the Association and Board of Governors in carrying out the work of “care, upkeep and surveillance”.
- Owners should contact the Property Manager for any concerns or questions about repair or maintenance of the common areas. Contractors have been hired by the Manager and are answerable to him. **PLEASE DO NOT INTERFERE WITH THE WORK OF CONTRACTORS OR CONTACT THEM REGARDING COMMON AREA WORK.**

THE BOARD AND MANAGEMENT APPRECIATE YOUR COOPERATION

NOMINATING COMMITTEE

Jay Wheless (#70) -Chair
 Nelda Rodriguez (#117)
 Garnett Brooks (#121)
 Chris Smith (#31)
 Bonnie Dugan (#23)

The committee will meet during August and present a slate of nominees for the two open Board positions for fiscal 2026. Any unit owner is eligible to run for a Board position. Email or call Michelle in the Office if you are interested in Board service. Board terms are 3 years.

BUDGET COMMITTEE

Susan Lewis (#47) Co-Chair
 John Winstead (#75) Co-Chair
 Jim Whitworth (#36)
 Paulette Shaw (#85)
 Jay Wheless (#70)
 Bob Buchanan, Property Manager

The committee will meet during August to formulate a Budget for fiscal 2026. The proposed Budget will be submitted for Board approval at the September Board meeting and presented at the Annual Meeting.



SAVE THE DATE
LABOR DAY POTLUCK
AT THE LAKE
SEPTEMBER 1, 6:00 PM

IMPORTANT CONTACT INFORMATION

CCTH OFFICE PHONE —(361) 855-2423
 EMAIL: CCTHOFFICE@GMAIL.COM
 CCTHMANAGER@GMAIL.COM
 WEBSITE: CCTOWNEHOMES.COM