



# LETTERS BY THE LAKE

Spring Issue

April 2016

## COUNTRY CLUB TOWNE HOMES

### Letter from the President.....

Greetings from the Board President and the Country Club Townhomes Board

We hope everyone is enjoying Spring 2016 and this message finds you and your family well and in great spirits. Your board, committee chairs and staff have been busy with many projects this year that have included the bridges, lake area beautification and general maintenance. Everyone can keep up with the board and manager's activities via our minutes to meetings and e-mail messages. The board would like to encourage everyone to stay informed and communicate with the office staff if any questions or concerns arise. We meet every third Tuesday of the month and welcome any communication from our homeowners.

Our Annual Spring Social will be held on Monday May 23<sup>rd</sup> at the lake area. The Spring Social is a great opportunity to socialize and meet your neighbors. The gathering will be between 6:30 – 8:30 in the evening. The food will be good and the company will be great. The board hopes everyone can come and enjoy each other's company.

The Corpus Christi Townhome Board would like to remind everyone that our manager and office staff, courtesy guards and maintenance personnel work hard to keep everyone in our townhome community safe, our property values up and communication open. Have a great Spring and remember to take care of each other.

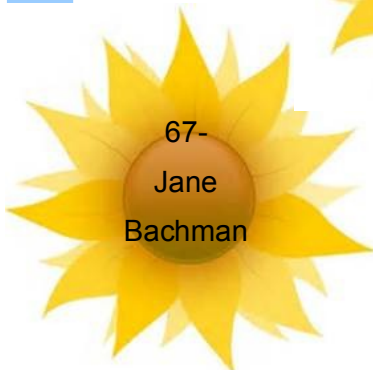
Respectfully,

Dr. Raul R. Prezas and  
members of the CCTH Board

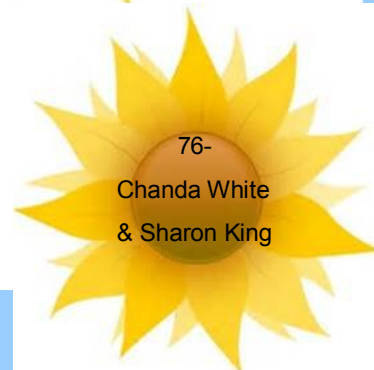


**Dr. Raul Prezas**  
**President, CCTH**

### New Homeowners



### New Tenants





## WE-MAIL

**Every week we continue to receive requests from homeowners to register for our email list!**

**From receiving the monthly board meeting packet to architectural requests or even the simplest questions about trash day, we continue to make strides in reducing our response time and, of course, reducing our overhead costs when we opt to email.**

**REMEMBER– email list is for internal use only and will NOT be shared.**

## ***“What do we have in Common?”***

Common areas, as extensions of individual homes, influence the value and marketability of all homes in a community association. Even residents not interested in marketing their homes care about living in a healthy, well-groomed and attractive environment. \*

It is for this reason, the CCTH Management and Board’s goal is to maintain and enhance our common elements. Areas of importance include: recreation areas, landscaping, lighting, roads and parking lots, and other exterior elements, including signs and entrances.

Following is a list of common areas that you may not be aware of:

- All land on which the Condominium is built
- Foundations
- Bearing walls and columns
- Attics, roofs and gutters
- Lake, benches, lighting and curbs
- **Yards and gardens**  
(except for enclosed patios)

*A good rule of thumb is that anything outside the exterior 4 walls of your unit is common area (see bylaws for details).*

*\*Curb Appeal: How Associations maintain common areas. Debra H. Lewin 2013*

## **Project Manager**

**We are sprucing up the place!  
Here are a few items that you  
soon will be enjoying!**

- **New bridge handrails and balusters**
- **New Pavillion Columns**
- **New Island landscaping**
- **Tree Trimming**
- **And more sidewalk repairs**



## **“Why I am getting this letter?”**

Occasionally we send out correspondence regarding certain CCTH Bylaws and Board Rules.

At the Board’s suggestion, we have stepped up our efforts to re-aquaint all owners, old and new, with the longstanding By Laws and Board Rules that govern the CCTH community.

Knowledge of rules and Bylaws can be a challenge which is why we will continue to publish this type of information on a regular basis.

Your CCTH Management and Board of Directors strives to best promote the “community” concept and protect our CCTH property values.

*Thank you for helping us do so!*

*If you ever have any questions about  
a ByLaw or Board Rule, feel free to  
contact the CCTH office!*



## EMAIL

**Bob Buchanan, Property Manager**

**CCTHmanager@gmail.com**

**Michelle Roddel, Office Manager**

**CCTHoffice@gmail.com**

### PEST CONTROL

The next phase of EXTERIOR pest control treatment is scheduled for  
**Thursday, May 26th, 2016**

If you reside in units 47 to 100 and would like to take advantage of the reduced price of \$25 for your INTERIOR service on the same date, please contact :

**PEST PATROL**  
**361/852-4002 by 5/25/26**

*Units will be serviced on a first come first served basis*

### LAKESIDE PARTY

## SAVE THE DATE!!!

**Who:** All CCTH  
Homeowners

**What:** Annual Party

**Where:** Lakeside

**When:** Mon, May 23 2016  
6:30-8:30pm



