



LETTERS BY THE LAKE

Winter Issue

November 2015

COUNTRY CLUB TOWNE HOMES

Letter from the President.....

Greetings CCTH Community,
The board and I are looking forward to a very successful year. We want to thank Dr. Paul Kennedy and all of our past presidents and board members for their great service to our association and for making this townhome community a great place to live. Our dedicated staff works diligently to ensure our grounds, maintenance, and safety are a priority.

As a board, we want to make certain that we maintain good communication and therefore are requesting that each townhome owner send their email address to:
ccthoffice@gmail.com.

Your email information will remain private and will be used only for CCTH communication.

We look forward to serving our community and continue our commitment to our CCTH townhome owners.

In closing, the board and I would like to wish all of you a wonderful holiday season.



*Dr. Raul Prezias
President, CCTH*

Respectfully,

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

New Tenants New Employees New Homeowners





2015-2016 BOARD MEMBERS



PRESIDENT
Dr. Raul Prezas



SECRETARY
Robert Baldwin



PAST PRESIDENT



VICE PRESIDENT
Lucille Miller



TREASURER
Jim Whitworth

2015-2016 COMMITTEE CHAIRS

Maintenance Committee
Bob Buchanan

Architectural Committee
John Heldenfels

Holiday Committee
Lucille Miller
Bonnie Dugan

Landscaping Committee
Bonnie Dugan

Insurance Committee
Jim Whitworth

Spring Social Committee
Sylvia Prezas &
Sylvia Whitworth

Grounds Committee
Garnett Brooks

Long Range Planning
Paul Kennedy

Nominating Committee
3 Past Presidents

“Good Neighbor Hints...” REVISED Parking Policy

In order to keep outside parking from getting out of hand, the following rules have been established by the board of directors to become effective January 1, 2016:

- Increased rental rate to \$75 per month.
- Limit outside parking places to no more than one per unit. Strictly limit the number of rented spaces to 15.
- Authorize the towing of permanent parked vehicles.
- The association retains the right to refuse parking applications based on the appearance of the vehicle.
- Parking permits must be applied for by the unit's owner, not the tenant. The parking fee will be added to the unit's HOA fee. We will not act as a collection agent on behalf of an owner. The owner is responsible for paying the fee.

The board, at its discretion, has the authority to issue temporary parking permits for house guests.

Contact Michelle by December 4th if you would like to secure your reserved space for 2016.

Spaces that are not confirmed by January 1st will be released and re-rented.

LATE FEES

According to CCTH Bylaws:

IV ASSESSMENTS AND LIENS

(2) Penalties; Application of Payments.

Assessments and installments thereon paid on or before 10 days after the date when due shall bear no penalty, but all sums paid more than 10 days after the date when due shall bear a ten per cent (10%) late charge until paid.

Please make the necessary arrangements with your bank to pay assessments ON TIME to avoid these penalties.

Call Michelle in the office if you need assistance setting up Auto drafted payments with your bank.

WATER CONSUMPTION

By Bob Buchanan

The CCTH Water Bill represents a significant portion (10-20%) of our monthly expenses. Dripping faucets, running toilets and more can add considerably to our water consumption and yes, malfunctioning lawn sprinklers heads also contribute to higher consumption.

Please be attentive to any inside or outside water consumption problem.

For outside problems, please contact the office immediately.

EMAIL

Bob Buchanan, Property Manager
CCTHmanager@gmail.com

Michelle Roddel, Office Manager
CCTHoffice@gmail.com

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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 individually, we do encourage that the residents collectively contribute to the Christmas 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
\$50.00 contribution per home
(or greater based on your individual desire)

Historically, approximately 75% of our Homeowners participate in the Employee Christmas Contribution program annually.

Contributions should be made out to "C.C.T.H. Common Fund" and placed in a sealed envelope and left at the courtesy gate or the manager's office by December 4, 2015.

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

Wishing you a safe and joyous holiday,

From your Board of Governors

