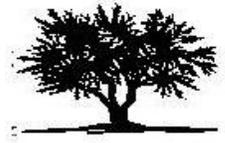


Countryside Gazette

info@countrysidehoa.com



FEBRUARY
2017

40TH Annual Countryside Homeowner Association Meeting

The Annual Board meeting will be held **FEBRUARY 15 @ 7:30** in the Meeting Room. We request that you fill out the proxy that was mailed to you and turn it in to the office if you are unable to attend. There is a blank proxy attached to this newsletter.

COMMITTEES: Currently we have two committees that need volunteers. They are the playground committee and the hiring committee. Come participate in the decisions on matters of the neighborhood. Please attend the meetings if you are interested in supporting a committee.



WHAT IS PROXY VOTING?

Proxy voting is a form of voting where a member of a decision-making body may delegate their voting power to another member of the same body who would vote in their absence. Most election and rule making guidance documents require a certain percentage of its members to vote in order for the election or a rule making guidance document to become valid. By submitting your proxy you are essentially stating that you are allowing the person of your choice, who is stated on the proxy, to cast your vote in your absence. By not voting or submitting your proxy you are reducing the possibility of someone being elected or even new guidance policies. There are approximating 475 homes in our community and it takes a 10% to vote to elect someone, then that would mean that there would be need to be 48 votes for that individual. If you do wish to vote with your proxy, please show up on election night and cast your vote in person.

Save the date April 8 Easter Egg Hunt

(time to be announced at later date)



Maintenance needed to Preserve Home Value!!!!

A common reason for many people to rent rather than buy is home maintenance. When the roof leaks or the air conditioner stops working, they like knowing they can call the landlord or property manager to remedy the situation.

Yes, maintenance is an ongoing part of homeownership and can be expensive and frustrating. Problems will arise—even in a new construction. Many problems can be avoided, or at least resolved on your schedule, by following a regular maintenance schedule.

Every house is different, but here's a basic list of things you should do periodically to protect your investment.

- ⇒ Inspect your roof or pay a professional to check it out for you, especially if there's been severe weather. Hail is particularly damaging.
- ⇒ Head up to your attic and look for any roof leaks and signs of termites or rodents. Squirrels or rats nesting in your attic are not particular about what they chew, and they sometimes gnaw electrical wiring, which can lead to damaged infrastructure or fire.
- ⇒ Check out the paint on your home. It seems cosmetic, but paint is the a first line of defense against the weathering and aging of wood. Also, damaged paint can indicate the start of a larger problem. Brick, stucco and siding should be inspected as well.
- ⇒ Watch for cracks in the walls or other signs of a foundations issues. The main cause of foundation problems,

whether pier and beam or slab, is fluctuations in the moisture content of the soil. If the soil beneath a foundation swells uniformly or shrinks uniformly, it is unlikely to cause a problem. When only part of the foundation moves though, you're likely to see signs of damage.

Your efforts will pay off

Deferring repairs and maintenance will catch up to you eventually. If you end up selling your house, you'll have to do the work anyway or accept a lower price to compensate for the house's condition. Even if you never sell, large problems will surface in time that you'll need to address.

One of the best things about homeownership is your investment typically appreciates over time. In order to support that appreciation, though the home must be well-maintained. Home maintenance is like a trip to the dentist—not many us look forward to it, but it's necessary, it pays off and not doing it will definitely cost you in the long run. Protect your biggest asset by diligently maintaining your home.

For more tips about buying and owning real estate visit TexasRealEstate.com and HAR.com.

Challie Ralph
Houston Chronicle