

# Spring 2020 Newsletter

**We have seen lots of changes in our world since our fall newsletter. For those of you who are new to Country Estates, welcome! For those of you who have enjoyed living in our neighborhood hello and thank you for helping us maintain such a desirable location we all call home!!**

*COVID-19 has had major impact in all our lives; some of us are not currently working and some who, because of health concerns, may need help. If you can volunteer your time to assist a neighbor or you need assistance, please let a Board member know and we will try to bring both sides together.*

## Road Issues



Road conditions and speeding were, and continue to be, major concerns. We are working with the county on road improvement. This will be an ongoing project, but it appears that patching will be what happens in 2020. Please let us know of any bad sections to ensure the list stays current.

Getting the approximate week that street cleaners were scheduled for Country Estates was brought up at the meeting and we were able to post at the entrances so you could get the gravel pushed/blown out into the roadway for pickup.

## Traffic Safety Issues



Speed bumps are not allowed, so we ask, especially with so many more of us walking and biking, that everyone just slow down. Our posted speed is 25 mph throughout the neighborhood but if there is a pedestrian or biker please slow down even more and give them a wide berth. Pedestrians should walk to the left, facing oncoming traffic, bikers stay right with the flow of traffic.

## Country Estates Website Open for Business!



Our website is now a reality! It is up and running in a limited fashion and we know what software is needed to make it fully functional. The URL is: [countryestateshoa406.com](http://countryestateshoa406.com). This will make it easier to find information and if you need to communicate with the Board you can email us at: [Ceha59901@gmail.com](mailto:Ceha59901@gmail.com).

### CEHA Covenants

Country Estates is one of the nicer subdivisions in the Kalispell area as it has been for over 40 years. Our proximity to the high school and shopping make our location desirable. The willingness of our residents to maintain and update homes within the subdivision adds to that desirability. The covenants put in place by the developer over 40 years ago are a major factor in us maintaining the quality neighborhood we love. We are coming up on the time of year when outdoor activity makes our adherence even more important as we are all outside more.

Basic compliance concerns are keeping your garbage can and any type of trailer whether it be boat, utility or travel, screened from view. Unit 1 does not allow any parking of these items... The wording is different depending on which unit your home is in, but this means whether someone is on the road or in their own yard, they should not be able to see any of these items. There is a difference between Units 1 and 2 so compliance needs to happen based on how the covenant is written for that Unit. Please ask if you do not know which one you are in or do not have a copy, the Board will make sure to get you one ASAP.

All of us in Country Estates are obligated to follow the covenants. They run with the land we all purchased. The CEHA Board will continue to notify homeowners when a property is found out of compliance with our covenants. Thank you all in advance for maintaining your property in compliance with the covenants and helping keep Country Estates such a desirable place to live.

### Pets



We all love our four-legged family members. As responsible pet owners please be aware of your dogs barking, make sure your pets are on a leash when out walking and please ensure that all pets are contained on your own property. Not only does this keep you in control it helps you to be able to know exactly where to clean up after them. Not everyone feels the same about pets so adhering to the covenants will mean better relations with your neighbors.

## **Be Kind to Your Septic System**

You may have seen recent reports about municipal sewer systems being clogged with tissues, paper towels or wipes as a result of toilet paper shortages. Those of us on septic systems must also be very careful to only flush septic safe TP and nothing else. There are no safe “flushable wipes”. Anything besides septic safe TP builds up and clogs your system. Guidelines for when to have your septic system pumped depend on tank size and the size of your family. A 1,000-gallon tank for two people should generally be pumped every 3-5 years. Eight people on a 1,000-gallon tank should consider pumping much more often, possibly every year.

## **Are You Looking Forward to Summer Projects?**



Are you looking to repair the siding that was damaged by the wind? Is it time to install a shed, paint your house, redo your deck or replace your roof? If you are planning any repairs or additions that will change the appearance of your home (including installing a fence), then you will need approval of your project by the Architectural Control Committee (ACC).

If paint or shingles will be the same as the existing color, you do not need ACC approval. Please submit your proposal on an ACC form and three board members will review your request for compliance with the covenants. Contact ACC Chair Luanne Metcalf, 752-5167, to get a form or with questions about the process or go to the resources page of our website.

To contact the Board please email us at:

[ceha59901@gmail.com](mailto:ceha59901@gmail.com)

To find HOA documents and see info the Board will post about happenings in the neighborhood check out our website:

[countrystateshoa406.com](http://countrystateshoa406.com)