

Spring 2025

Subject: Annual Neighborhood Association Update

Dear CCE Homeowners Association Members,

I hope this letter finds you well. As we enter the 2025 summer season, the board would like to share updates on behalf of Country Club Estates. Please note **Annual Meeting: June 14th, 11:00 AM CCE Clubhouse Lawn**

Community Improvements & Projects

Over the past year, we have made significant strides in enhancing our neighborhood. Highlights include:

Golf Course

- Installation of new warm-up hitting nets for our golfing members.
- Interior refresh of the CCE clubhouse, with exterior repairs planned.
- Launch of high-quality club merchandise—stop by to browse and show your CCE pride.
- Course restoration to its original look, including bunker remediation, green restorations, and removal of dead or dying trees for a healthier landscape.

CCE Beach

- Dock repairs underway.
- Seal coating and repairs to parking lot completed in early 2025
- Beach house repainting.
- Updated plumbing for the beach shack and new floor coating inside.

Roads & Parks

- Wind Screens added to the pickle ball courts.
- Water tower project: Demolition permits have been issued and demolition will commence when the conditions allow for the project start.
- Due to quality concerns, the board exercised a warranty claim on the tennis and pickleball courts. Both courts will be resurfaced in mid-May 2025.
- Enhanced maintenance of neighborhood flower beds, with a dedicated seasonal employee to elevate the CCE living experience.

Short-Term Rental Update

With the new bylaws now in effect, we had identified nine grandfathered properties in good standing with the HOA. Of these:

- Two have been sold, resulting in the loss of their grandfathered status and have committed not to rent short term going forward.
- Two have chosen not to comply with the new bylaws requiring security deposits and licensing fees, thereby forfeiting their grandfathered status. They are currently being notified of their violation status.
- All new rental properties must adhere to the 30-day minimum stay requirement and licensing regulations.

To ensure compliance, the HOA has enlisted a CCE resident to monitor and investigate unlicensed short-term rentals. This will allow the board to take swift action in bringing violators into compliance or deterring unauthorized rentals within CCE.

Events & Engagement

Our community enjoyed a year filled with events, including:

- Wine tastings, Mahjong tournaments, Super Bowl parties, scrambles, and golf events.
- Increased use of the clubhouse as a welcoming space for gatherings.

To stay informed about upcoming events, please sign up for email updates with Carrie Vorpapel ccehoasecretary@gmail.com. We will use this exclusively for CCE business, and your contact information will not be shared outside of CCE official items.

Annual Meeting: June 14th, 11:00 AM

Board of Directors Election Revamp

To foster transparency and encourage participation, we are updating the election process:

- Please submit applications to run for the board by May 10, 2025, to Carrie Vorpapel at ccehoasecretary@gmail.com. Include a one-paragraph summary about yourself and why you wish to serve.
- **A “Meet the Candidates” session will be held on Saturday May 17th at 10:00 AM in conjunction** with the May board meeting at the CCE Clubhouse.

Three board positions are up for election. Dr. Glenn Aldinger is seeking re-election, while Sandra Hibbard and Steve Zabowski have chosen not to run again. Candidates must be members in good standing.

By-Laws additions:

The board is proposing a by-law addition to protect the neighborhood’s integrity. Requests have been made or proposed for additional entrances and exits beyond our current three, which will impact traffic and serve commercial developments at the expense of our members’ quality of life. To help prevent the rezoning or use of any residential lot into a road, throughway, or entrance, we propose the following change:

By-Laws Update: Preserving CCE's Private Residential Nature

Proposed Addition to Article VII, Rules & Regulations:

Add new Section 5: "Except for driveways serving commonly owned property of the association, no driveway shall be permitted or allowed on any lot unless it is for the sole purpose of access to a private residence within the association."

Moving all current sections down

This proposal will be up for approval at the annual meeting.

By-Laws Update: Cessation of rights due to violation of Short-Term Rentals compliance

Proposed Addition to Section VII, Short Term Rentals:

Section 10 new Paragraph 9: "Any CCE homeowner of a Short-Term Rental Property that falls within Sec. 10 Par.2 who at any time fails to comply with 1 or more of the requirements of Sec. 10 Par. 4 shall irrevocably forfeit the right to continue to operate an STR in Country Club Estates HOA"

This proposal will be up for approval at the annual meeting.

Get Involved

We welcome new ideas and member participation. If you have suggestions or would like to get involved, please reach out to ccehoasecretary@gmail.com or contact a board member directly.

Thank you for your continued support in making our neighborhood a great place to live. Wishing everyone a safe and happy year ahead!

Best Regards,

Steven M. Zabowski

On behalf of the CCE Board of Directors