

Country Place Homeowners Association

# THE LAMPLIGHTER

## JANUARY 2022



The Purpose of Country Place HOA is to: Collect our Homeowners Dues and Reinvest in a Responsible and Ethical Manner, Maintain our Common Areas, and Support and Enforce our Protective Covenants.

### A Note From Your Treasurer:

I hope everyone enjoyed the holiday season! This is just a reminder that billing for our annual HOA Dues is now underway! Each property is billed the full annual amount for HOA Dues of \$211.08. If you choose to pay your annual dues in full by February 28th, you will receive a 10% discount, dropping them to \$189.97. This discounted amount must be **PAID IN FULL NO LATER THAN February 28th** to receive the discount. Otherwise the quarterly payment schedule and rate will be as follows:

Pay \$189.97 by Feb 28th to receive the discount.

1st Quarter Due By March 31st: \$52.77

2nd Quarter Due By June 30th: \$52.77

3rd Quarter Due By Sept 30th: \$52.77

4th Quarter Due By Dec 31st: \$52.77

The payment schedule above will also be on the invoice. You can drop your payment off in the mailbox located at the clubhouse or contact me and I can get you a form to have a one-time EFT (Electronic Funds Transfer) using a Debit or Credit Card. You can also set up recurring EFT Payments using a card for your quarterly payments as well. There is a link on the home page of our website for your convenience. You can complete it online, then print it and drop it off in the mailbox.

If you have recurring payments set up and want to continue those, please contact me. Some information needs to be updated on these.

If you have a past due balance and would like to work out a payment schedule, please contact me and I will see what we can come up with to get your account in good standing.

Thank you,  
Janet Toloso, Treasurer    318-949-4316

Country Place Homeowner's Association Profit and Loss Annual Report  
For October 1, 2020 through September 30, 2021

Income

33000 · Finance Charges	\$ 1,249.37
40000 · Dues Income	\$71,650.54
40200 · Assessment Fees	\$ 514.70
40350 · LIEN REMOVAL FEE	\$ 55.00
40400 · ATTORNEY FEES	\$ 375.95
40500 · JUDGEMENT FILING FEE	\$ 550.00
42000 · Pool Passes	\$ 7,123.75
43000 · Clubhouse Rentals	\$ 1,080.00
43300 · Pool Rental	\$ 40.00
48000 · Interest Income	\$ 129.81
49900 · Uncategorized Income	<u>\$ 475.00</u>
Total Income	\$83,244.12
Gross Profit	\$83,244.12

Expense

49200 · Dues Refund	\$ 252.38	70000 · Security	\$ 240.00
60000 · Accounting	\$ 447.32	70600 · Taxes - Property	\$ 538.16
60200 · Bad Debts	\$ 375.69	71250 · Mileage Reimburse	\$ 638.00
60250 · Lien Expense	\$ 110.00	71500 · Water- Clubhouse	\$1,286.03
60275 · Attorney Expenses	\$ 501.27	71501 · Water - CW ACT	\$ 8.00
60300 · Bank Charges	\$ 231.08	71505 · Water- Entrance	\$ 159.70
60400 · IPN Fees/CC Fees	\$ 311.71	71510 · Sewer	\$ 939.88
60500 · Clubhouse Expense	\$ 5,527.02	71511 · Water Flow thru	\$ 842.67
61000 · Corn	\$ 206.50	71512 · Water Sprinkler	\$ 15.14
61700 · Discounts to Homeowners	\$4,344.14		
62000 · Electricity-Clubhouse	\$4,531.94		
62100 · Electricity-Pool	\$1,967.01		
62200 · Electricity-Tennis Courts	\$ 89.64		
62400 · Electricity-Area Lights	\$2,068.73		
62460 · Electricity-Street Lights	\$1,306.47		
62490 · Entertainment	\$2,739.78		
62500 · Insurance	\$9,054.85		
63500 · Maintenance-Grounds	\$25,499.82		
64000 · Labor & Maintenace	\$ 1,333.00		
64500 · Maintenance-Lights	\$ 2,414.68		
65000 · Road/Sign/Fence/Wall	\$ 672.59		
66000 · Miscellaneous	\$ 231.06		
66500 · Newsletter/Directory	\$ 751.82		
67000 · Office Expense	\$ 526.52		
67250 · Parts/Equipment	\$ 948.26		
67500 · Pool - Maintenance	\$ 5,391.35		
68000 · Pool - Lifeguard	\$ 5,153.00		
68500 · Pool-Attendant Fees	\$ 1,595.00		
68600 · Pool-Supplies	\$ 1,512.10		
69000 · Postage	\$ 355.55		
69500 · Sanitation	\$ 360.00		
Total Expense	—\$85,477.86		
Net Income -	<b>(\$2,233.74)</b>		

**UPCOMING MEETINGS**  
**TUESDAY, FEBRUARY 8TH AT 7:00 PM**  
**TUESDAY, MARCH 8TH AT 7:00 PM**

A large, stylized word "January" in blue with white stars and sparkles.

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**Chicken Noodle Casserole**

**Ingredients:**

12 ounces wide egg noodles  
1 ½ tsp table salt  
3 tbsp unsalted butter  
1 red bell pepper  
1 onion  
3 tbsp all-purpose flour  
2 ½ cups half-and-half  
2 ½ cups chicken broth  
1 lb. boneless, skinless chicken breasts  
4 oz. deli American cheese  
4 oz. cheddar cheese  
1 ½ cups frozen peas or corn or both  
1 ¼ tsp pepper  
25 Ritz Crackers

**Directions:**

- Bring 4 quarts water to boil in Dutch oven. Add noodles & 1 tablespoon salt and cook, stirring often, until just al dente, about 3 minutes. Drain noodles and rinse with cold water until cool, about 2 minutes, then set aside.
- Melt 1 tbsp. butter in now-empty pot over medium-high heat. Add bell pepper and onion and cook, stirring occasionally, until softened, about 5 minutes. Add to the cooled noodles.
- Melt remaining 2 tbsp. butter in again-empty pot over medium heat. Add flour and cook, whisking constantly, for 1 minute. Slowly whisk in half-and-half and broth, scraping up any browned bits and smoothing out any lumps, and bring to boil. Reduce heat to medium-low and simmer until slightly thickened, about 5 minutes. Add chicken and cook until no longer pink.
- Heat oven to 425 degrees.
- Transfer chicken to plate & shred into bite-size pieces.
- Whisk cheese into sauce until smooth. Stir peas, pepper, salt, noodles, bell pepper mixture, and shredded chicken into cheese sauce.
- Transfer mixture to 13 by 9-inch baking dish and top with crackers.
- Bake until golden brown and bubbling, about 15 minutes.

**Notes:**

To make ahead, do not add peas or top casserole with crushed crackers. Casserole can be refrigerated for up to 1 day. To serve, cover casserole dish tightly with greased aluminum foil and bake in 400-degree oven until hot throughout, 45 minutes. Uncover, stir in peas and top with crushed crackers; bake until topping is crisp and golden, 10 minutes.

# COUNTRY PLACE HOA

11 Country Lane  
Haughton, LA 71037

PRSR STD  
U.S. POSTAGE  
PAID  
PERMIT NO. 3  
Princeton, LA

Insert address label

We're on the Web  
[https://  
countryplacehoaliving.com](https://countryplacehoaliving.com)

*"Believe you can and you're halfway  
there."*

*Theodore Roosevelt*

## Board Members

President	Ronnie Jordan	470-2472	<a href="mailto:rjordan509@gmail.com">rjordan509@gmail.com</a>
Vice President	Mark Toloso		<a href="mailto:marktoloso@yahoo.com">marktoloso@yahoo.com</a>
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Architectural	Keith Foshee	773-5573	<a href="mailto:foshee.keith@gmail.com">foshee.keith@gmail.com</a>
Clubhouse & Pool Rentals	Suzanne Weltzien	780-0035	<a href="mailto:cphoarentals@yahoo.com">cphoarentals@yahoo.com</a>
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Pool Manager	Shannon Mitchell	272-5308	<a href="mailto:countryplacepool1@gmail.com">countryplacepool1@gmail.com</a>
Yard Lights/Mailbox Posts	Mark Toloso		<a href="mailto:marktoloso@yahoo.com">marktoloso@yahoo.com</a>
Newsletter	Mitzie Cochrane	393-7163	<a href="mailto:mecochrane56@gmail.com">mecochrane56@gmail.com</a>

**IMPORTANT NOTE:** IF YOU HAVE AN EMAIL ADDRESS AND ARE NOT CURRENTLY RECEIVING THE NEWSLETTERS THAT WAY AND WOULD LIKE TO, PLEASE COMPLETE THE FORM THAT IS ENCLOSED WITH THE NEWSLETTER AND YOUR 2022 HOA INVOICE. PLEASE DROP THAT COMPLETED FORM IN THE MAILBOX AT THE CLUBHOUSE AND YOU WILL BE ADDED TO THE EMAIL GROUP. THE NEWSLETTER IS ONLY MAILED USING THE US POSTAL SERVICE EACH JANUARY AND THEN AGAIN IN AUGUST WHEN IT IS TIME FOR THE BOARD MEMBER ELECTIONS. THE EMAILS WITH NEWSLETTERS ARE ALWAYS SENT USING BCC SO YOUR EMAILS ARE NOT SHOWN TO ALL RECIPIENTS. IF YOU HAVE ANY QUESTIONS OR CONCERNS, PLEASE EMAIL ME AT [mecochrane56@gmail.com](mailto:mecochrane56@gmail.com). THANKS FOR YOUR HELP WITH THIS.