



# Carriage Hills

## August 2011



[www.carriagehillscia.com](http://www.carriagehillscia.com)

❖ The next **Property Owner's Meeting** will be held on **Tuesday, August 16<sup>th</sup> at 7:00 pm** at the Fire Station (located behind Amatos). Attending these meetings is a great way to meet your neighbors, learn about your community and offer your ideas and suggestions.

❖ Please be sure check the Carriage Hills website at: [www.carriagehillscia.com](http://www.carriagehillscia.com) often for information regarding important information and events and that are happening in the neighborhood.

### Annual Board of Directors Elections

On Wednesday July 20<sup>th</sup>, the election results were received from Investment Management Company. The newly elected Board members are as follows, in alphabetical order:

- Beverly Davis
- Lisa LeBlanc
- Tony Schaeffer
- Alton Watson

We would like to thank each one of you for volunteering to serve your community.



### Architectural Control Committee

The AC Committee meets the **first and third TUESDAYS of the month**. Applications must be submitted by the Sunday night prior to the meeting. **All improvements (fence, deck, pool, home, or garage, etc) need to be submitted for approval to the ACC before the project begins.** There are applications and regulation agreements that need to be filled out, signed and submitted for approval. These forms are available on the website. Deposits are required on new home construction only. Please contact one of the following ACC committee members: Jeff Schrick (Chairman) 271-0313, Pete Kaptain 273-3249, John Paxton 273-9436 or Tony Schaffer 321-0311.

Your ACC submissions must include the following:

- 1) Complete and sign the ACC application (website form)
- 2) Signed rules and regulations for construction (website form)
- 3) Elevation, Design or Drawings with measurements.
- 4) Certified plat with placement and measurements for the improvement.

### The Importance of ACC Approval

One of the most important jobs of the Board of Directors and the Architectural Control Committee is to ensure that all improvements, alterations and additions a homeowner makes to their property complies with the Deed Restrictions and is "in harmony" with the homeowners' property as well as within the subdivision as a whole. Unfortunately, when a homeowner does not obtain the proper approval before beginning a project, the homeowner takes a risk on whether or not that project will be approved. This action can result in a loss of time and money for not only the homeowner, but for the Association.

**The importance of obtaining ACC approval BEFORE beginning a project cannot be stressed enough.**



Please be aware of the speed limit through out Carriage Hills.



### Proposed Amended Deed Restrictions

The updated document has been forwarded to the attorney for review of the changes/corrections. Once it is returned to us, it will be posted once again on the website for review. Please watch for updates. We would like to thank residents for their participation.

### Dates to Remember

**August 16**  
Property Owner's Meeting

**August 22**  
Back to School

# LONE STAR COLLEGE-MONTGOMERY NEWS RELEASE

For immediate publication (7/18/11)  
Contact: Steve Scheffler, (936) 273-7224

## **Meet Your Lone Star College-Conroe Center Neighbors at Community-Wide Block Party Free Family Event Scheduled for Saturday, August 6**

To celebrate the end of summer and the start of the fall semester at Lone Star College-Conroe Center, the college is hosting a community-wide block party on Saturday, August 6, from 10 a.m.-2 p.m., at the new campus located at 777 Conroe Park North Drive in Conroe. The public is invited to attend this community celebration.

The event will include free food, games and activities for the whole family, campus tours, and information sessions on the variety of academic courses and continuing education programs available at the campus. Plus, K-Star Country radio station will broadcast live from the parking lot during the festivities.

"This is an event for the entire family," said Dr. Roberto Rodriguez, director of LSC-Conroe Center. "We are celebrating our campus and what it offers the community—a full range of education options, smaller classes, convenient scheduling options, student-instructor interaction, admission and registration services, and more—All close to home."

For the fall semester, LSC-Conroe Center has a full line-up of academic transfer credit courses such as art, biology, English, government, math, and psychology. In addition, the campus offers GED certification, dual credit courses, English for Speakers of Other Languages (ESOL) courses, and workforce certificates and continuing education programs like automotive technology, certified nurse's aide (CNA), phlebotomy, and welding.

The 83,000-square-foot campus is located east of I-45 off of FM 3083. It includes an academic building, a separate advanced technology building, a bookstore, library, multipurpose room, and testing center.

For more information about the free community-wide block party, visit [www.LoneStar.edu/ConroeCenter](http://www.LoneStar.edu/ConroeCenter) <<http://www.LoneStar.edu/ConroeCenter>> .

*LSC-Montgomery is located at 3200 College Park Drive, one-half mile west of Interstate 45, between Conroe and The Woodlands. For more information about the college, call (936) 273-7000, or visit [www.LoneStar.edu/montgomery](http://www.LoneStar.edu/montgomery) <<http://www.LoneStar.edu/montgomery>> .*

*With more than 69,000 students in credit classes for fall 2010, and a total enrollment of more than 85,000, Lone Star College System is the largest institution of higher education in the Houston area, and the fastest-growing community college system in Texas. Dr. Richard Carpenter is the chancellor of LSCS, which consists of five colleges including LSC-CyFair, LSC-Kingwood, LSC-Montgomery, LSC-North Harris, and LSC-Tomball, six centers, LSC-University Park, LSC-University Center at Montgomery, LSC-University Center at University Park, Lone Star Corporate College, and LSC-Online. To learn more visit [LoneStar.edu](http://LoneStar.edu).*

Steve Scheffler - Dean, College Relations - Lone Star College-Montgomery - 3200 College Park Drive - Conroe, TX 77384  
936.273.7224 - 281.851.1690 (cell)

### Babysitting

Claire Lariviere  
age 15  
Please call  
963-524-3278  
for more  
information.



### Patrol Report - June

36 hours of Random Patrol  
Including:

38 Building Checks  
14 Suspicious Vehicle/Person  
6 Traffic Contacts

Please note: This report will be a month or two behind depending on when the report is received and the newsletter is published.

Carriage Hills would like to welcome a new member to the  
ACC, Sam Baldacchino.  
Thank you for volunteering your time for this committee!!



## Historical drought conditions bringing fire levels approaching 'Extreme levels'

Posted: Thursday, June 2, 2011 2:26 pm

yourconroenews.com (powered by The Courier of Montgomery County)

With summer fire season just around the corner, fires are becoming more dangerous and difficult to control. The Montgomery County Fire Marshal's Office is urging residents to remain vigilant and take steps now to protect their property.

As temperatures increase over the coming days and weeks, lack of rainfall is adding to an already high fire danger throughout our area. Most of the Houston area is now at or approaching an average Keetch Byram Drought Index average of 700 or more. The KBDI index ranges from 0 -800 with 700 or more considered to be "extreme" levels of drought and fire danger. Montgomery County's average KBDI reading now sits at 706, with some areas nearing 750.

Harris County currently sits at 690 and will surpass that level in a matter of days. These levels are unprecedented for this early in the year, and will continue to rise until the area experiences major rainfall. The area has not seen a soaking rainfall of 2 inches or more since October of 2010, leaving our wooded areas susceptible to a catastrophic fire.

At these drought levels, any fire can quickly spread out of control and endanger lives and property. Coupled with the long term drought, this makes fires increasingly difficult to control for area firefighters. Recent fires are requiring the commitment of large numbers of firefighters and Texas Forest crews to bring them under control, and many are continuing to burn and smolder for days. Most recent fires have been due to power lines downed by high winds, but some areas have seen an increase in juvenile fire setting activity as the school year comes to a close.

Residents are to be commended for complying with the burn bans, as the numbers of fires due to outdoor burning has dropped dramatically. Law enforcement will be stepping up enforcement of the countywide burn ban, and violators can be fined as much as \$500 for each occurrence.

If you have not done so already, now is the time to take a look around your property and take steps to prevent wildfires and protect your property should a wildfire occur:

- LPG tanks should be far enough away from buildings for valves to be shut off in case of fire. Keep area around the tank clear of flammable vegetation.
- Store gasoline in an approved safety can away from occupied buildings.
- All combustibles such as firewood, wooden picnic tables, boats and stacked lumber should be kept away from structures.
- Clear roof surfaces and gutters regularly to avoid build-up of flammable materials such as leaves and other debris.
- Remove branches from trees to a height of 15 feet or more.
- In rural areas, clear a fuel break of at least three times the fuel length around all structures.
- Have fire tools handy such as: ladder long enough to reach your roof, shovel, rake and a bucket or two for water.
- Place connected garden hoses at all sides of your home for emergency use.
- Assure that you and your family know all emergency exits from your home.
- Assure that you and your family know all emergency exits from your neighborhood.



# Hurricane Preparedness

An active to extremely active hurricane season is expected for the Atlantic Basin this year according to the seasonal outlook issued today by NOAA's Climate Prediction Center – a division of the National Weather Service. As with every hurricane season, this outlook underscores the importance of having a hurricane preparedness plan in place. As we keep our eye on the first tropical storm of the season, we should be reminded of a few things we can do to be better prepared if a hurricane heads our way.

## GET A KIT

- [Water](#), one gallon of water per person per day for at least three days, for drinking and sanitation
- [Food](#), at least a three-day supply of non-perishable food
- Battery-powered or hand crank radio and a NOAA Weather Radio with tone alert and extra batteries for both
- Flashlight and extra batteries
- [First aid kit](#)
- Whistle to signal for help
- [Dust mask](#), to help filter contaminated air and plastic sheeting and duct tape to shelter-in-place
- Moist towelettes, garbage bags and plastic ties for personal sanitation
- Wrench or pliers to turn off utilities
- Can opener for food (if kit contains canned food)
- Local maps
- Cell phone with chargers, inverter or solar charger

### **Additional Items to Consider Adding to an Emergency Supply Kit:**

- Prescription medications and glasses
- Infant formula and diapers
- Pet food and extra water for your pet
- Important family documents such as copies of insurance policies, identification and bank account records in a waterproof, portable container
- Cash or traveler's checks and change
- Important family documents such as copies of insurance policies, identification and bank account records in a waterproof, portable container. You can use the [Emergency Financial First Aid Kit \(EFFAK\)](#) - PDF, developed by Operation Hope, FEMA and Citizen Corps to help you organize your information.
- Emergency reference material such as a first aid book or information from [www.ready.gov](http://www.ready.gov).
- Sleeping bag or warm blanket for each person. Consider additional bedding if you live in a cold-weather climate.
- Complete change of clothing including a long sleeved shirt, long pants and sturdy shoes. Consider additional clothing if you live in a cold-weather climate.
- Household chlorine bleach and medicine dropper – When diluted nine parts water to one part bleach, bleach can be used as a disinfectant. Or in an emergency, you can use it to treat water by using 16 drops of regular household liquid bleach per gallon of water. Do not use scented, color safe or bleaches with added cleaners.
- Fire Extinguisher
- Matches in a waterproof container
- Feminine supplies and personal hygiene items
- Mess kits, paper cups, plates and plastic utensils, paper towels
- Paper and pencil
- Books, games, puzzles or other activities for children

## MAKE A PLAN

- Identify an **out-of town contact**. It may be easier to make a long-distance phone call than to call across town, so an **out-of-town contact** may be in a better position to communicate among separated family members.
- Be sure every member of your family **knows the phone number** and has a cell phone, **coins**, or a **prepaid phone card** to call the emergency contact. If you have a cell phone, program that person(s) as "ICE" (In Case of Emergency) in your phone. If you are in an accident, emergency personnel will often check your ICE listings in order to get a hold of someone you know. Make sure to tell your family and friends that you've listed them as emergency contacts.
- Teach family members how to use text messaging (also known as SMS or Short Message Service). Text messages can often get around network disruptions when a phone call might not be able to get through.
- Subscribe to **alert services**. Many communities now have systems that will send instant text alerts or e-mails to let you know about bad weather, road closings, local emergencies, etc. Sign up by visiting your [local Office of Emergency Management web site](#).

## **Planning to Stay or Go**

Depending on your circumstances and the nature of the emergency, the first important decision is whether you stay where you are or evacuate. You should understand and plan for both possibilities. Use common sense and available information, including what you are learning here, to determine if there is an immediate danger. In any emergency, local authorities may or may not immediately be able to provide information on what is happening and what you should do. However, you should watch TV, listen to the radio or check the Internet often for information or official instruction as it becomes available.

## Residents Urged to Take Precautions



### from Mosquito Bites



The Texas Department of State Health Services (TDSHS) confirmed that 25 pools of mosquitoes in The Woodlands Township/South Montgomery County area tested positive for West Nile Virus.

Response protocol from the Mosquito Abatement Team includes larviciding, spraying of select storm drains and targeted street spraying.

No reports of human illness in Montgomery County have been filed with TDSHS at this time. Residents are urged to take precautions to protect themselves and their families from mosquito bites.

Avoid being out of doors from dusk to dawn when disease-carrying mosquitoes are active. If you must be out, wear long, loose, light-colored clothing. Use repellent. Follow label directions.

Eliminate or treat standing water in the landscape. Maintain irrigation systems, control run-off and do not over-water. Check water meter boxes, French drains and plant pots. Change pet water and bird baths regularly.

For more information about mosquito abatement or to report a mosquito issue, contact The Woodlands Township, Environmental Services Department at 281-210-3900.



## Swimming Pool Hours

### **Memorial Day Weekend July 4th Weekend**

Saturday, Sunday, and Monday  
Noon – 8:00 pm

### **Labor Day Weekend**

Sat. & Sun. Noon – 8:00 pm  
Monday, Noon – 6:00

### **June, July and August**

Mondays: CLOSED for Maintenance  
Tuesday – Sunday  
Noon – 8:00 pm

### **August**

(After school begins – Aug. 22<sup>nd</sup>)  
Saturday & Sunday  
Noon – 8:00 pm

Inclement weather and unexpected emergencies could cause the adjustment of this schedule.

Pool rules may be viewed on the Carriage Hills website.

*Pool Closes after Labor Day*

## Welcome New Residents



We would like to welcome all of the new residents to Carriage Hills. We hope that you enjoy living in the Carriage Hills community. If you have not received your residential vehicle stickers, deed restrictions, directory or community information, please contact Susan at Investment Management at 936-756-0032.

### Board of Directors

**Cathy Phillips - President**  
cathy@carriagehillscia.com

**Heath Westfield – Vice Pres.**  
heathwestfield@carriagehillscia.com

**Marv Bradshaw - Treasurer**  
marvbradshaw@carriagehillscia.com

**Beverly Davis – Secretary**

**Lisa LeBlanc**  
lisal@carriagehillscia.com

**Tony Schaffer**

**Alton Watson**

(Email addresses for the newly elected members will be available soon.)

Do not go where  
the path may lead,  
go instead where  
there is no path and  
leave a trail.

--Ralph Waldo Emerson

### Carriage Hills Community Improvement Association

c/o Investment Management Co.  
3500 West Davis, Suite 190  
Conroe, TX 77304  
Attn: Susan

**936-756-0032**  
**936-756-0023 Fax**