



Carriage Hills Telegraph

December 2009

www.carriagehillscia.com

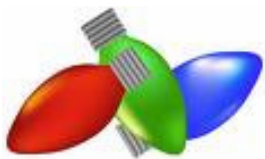


A Message From The Directors

❖ The next **Property Owner's Meeting** will be held on **Tuesday, February 16th** 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 often for information regarding important information and events and that are happening in the neighborhood.

The Carriage Hills Board of Directors wishes everyone a Merry Christmas & A Happy New Year!!!!!!



Christmas Light Decorating Contest

1st Place

\$50 Home Depot Card

Second Place

\$35 Home Depot Card

Third Place

\$25 Home Depot Card

Judging will take place on December 22nd at 7:00 p.m. Date Change (due to weather) will be posted on the Entrance Sign. Winners will be contacted and posted in the January newsletter.

*Sponsored by:
David & Terri Henry
D&T Contracting*



2010-2012 Carriage Hills Phone Directory

The new 2010 – 2012 Carriage Hills directory is the works. Residents, Maureen and Brian Arceneaux are donating their time to put it together at no cost to the subdivision. **A form is attached to the end of this newsletter for your completion so that your individual listings will be shown as you want them to be. Please print and complete the form and return it via email or snail mail to the addresses shown on the form.**

Any questions should be referred to Maureen at the contact information shown. Also if you want to support the printing of this directory, ads will be sold at a modest cost and preference is given first to Carriage Hills' property owners. Only enough ads to cover the cost of the printing are sold. The goal is to distribute the directories by the February, 2010 CH property owners meeting. **Deadline Extended to December 15th.**

2010 Maintenance Fee Information

The 2010 Maintenance Fee Invoices will be sent out to property and homeowners in the next couple of weeks. **Please note: Payment is due by January 31, 2010. Payment MUST be received at Investment Management by the close of THAT business day.**

As of February 1, 2009 any Maintenance fees not paid in full will be charged an initial late fee of \$50.00 and then a \$25.00 late fee on the 1st of each month of non-payment. As allowed by the current Deed Restrictions, a 3% increase has been added to all Maintenance Fees. Please contact Susan at Investment Management for any questions.

Breakfast With Santa



All Residents Invited!

Saturday
December 12th
8:30 am to 10:30 am

Needham Fire Dept.
(Behind Amatos)

Bring Your Cameras
&
Holiday Spirit!!

Volunteers Needed to:
Decorate, Set-Up,
Cook, & Clean-Up

Set-Up, Decorating & Cooking
begins at 7:00 am

For information
please contact:
Jeannette Lemieux
at: 936-321-5725



Dates to Remember

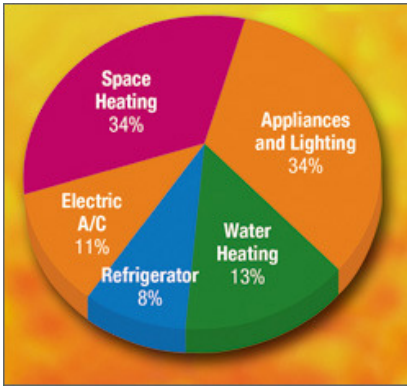
December 12
Santa Breakfast

December 24
Christmas Eve

December 25
Christmas Day

December 31
New Year's Eve

Making Your Home Energy Efficient!



The first step to taking a whole house energy efficiency approach is to find out which parts of your house use the most energy. A home energy audit will pinpoint those areas and suggest the most effective measures for cutting your energy costs. You can conduct a simple home energy audit yourself, you can contact your local utility, or you can call an independent energy auditor for a more comprehensive examination.

How We Use Energy in Our Homes

Heating accounts for the biggest chunk of a typical utility bill. Source: 2005 Building Energy Data Book, Table 4.2.1

Energy Auditing Tips

- Check the insulation levels in your attic, exterior and basement walls, ceilings, floors, and crawl spaces. Visit the [Consumer's Guide](#) for instructions on checking your insulation levels.
- Check for holes or cracks around your walls, ceilings, windows, doors, light and plumbing fixtures, switches, and electrical outlets that can leak air into or out of your home.
- Check for open fireplace dampers.
- Make sure your appliances and heating and cooling systems are properly maintained. Check your owner's manuals for the recommended maintenance.
- Study your family's lighting needs and use patterns, paying special attention to high-use areas such as the

living room, kitchen, and outside lighting. Look for ways to use lighting controls like occupancy sensors, dimmers, or timers to reduce lighting energy use, and replace standard (also called incandescent) light bulbs and fixtures with compact or standard fluorescent lamps.

Formulating Your Plan

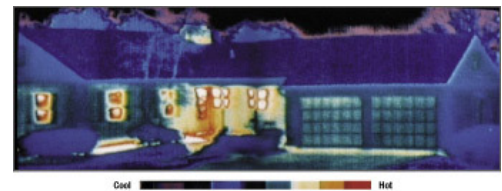
After you have identified where your home is losing energy, assign priorities by asking yourself a few important questions:

- How much money do you spend on energy?
- Where are your greatest energy losses?
- How long will it take for an investment in energy efficiency to pay for itself in energy cost savings?
- Do the energy saving measures provide additional benefits that are important to you (for example, increased comfort from installing double-paned, efficient windows)?
- How long do you plan to own your current home?
- Can you do the job yourself or will you need to hire a contractor?
- What is your budget and how much time do you have to spend on maintenance and repair?

Once you assign priorities to your energy needs, you can form a whole house efficiency plan. Your plan will provide you with a strategy for making smart purchases and home improvements that maximize energy efficiency and save the most money. Another option is to get the advice of a professional.

Many utilities conduct energy audits for free or for a small charge. For a fee, a professional contractor will analyze how well your home's energy systems work together and compare the analysis to your

utility bills. He or she will use a variety of equipment such as blower doors, infrared cameras, and surface thermometers to find leaks and drafts. After gathering information about your home, the contractor or auditor will give you a list of recommendations for cost-effective energy improvements and enhanced comfort and safety. A good contractor will also calculate the return on your investment in high-efficiency equipment compared with standard equipment.



Heat Loss from a House

A picture is worth...in this case, lost heating dollars. This thermal photograph shows heat leaking from a house during those expensive winter heating months. The white, yellow, and red colors show heat escaping. The red represents the area of the greatest heat loss.

Tips for Finding a Contractor

- Ask neighbors and friends for recommendations
- Look in the Yellow Pages
- Focus on local companies
- Look for licensed, insured contractors
- Get three bids with details in writing
- Ask about previous experience
- Check references
- Check with the Better Business Bureau

Source: U.S. Dept of Energy



Business Ads Now Available

Due to a considerate amount of interest, we have decided to allow the sale of ad space. This will be a trial service depending upon many factors. If you are interested in advertising, please contact Lisa LeBlanc at 936-321-6690 or email at lisal@carriagehillscia.com

All ads must be complete and submitted by the 15th of each month for the following publication.

Business Card Size
2 in. x 3 ½ in.
Vertical or Horizontal
\$35.00/ 2 Months

Double Business Card Size
4 in. x 3 ½ in.
\$45.00/2 Months

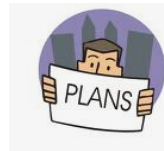
Attention Animal Lovers

"I am a volunteer for Conroe Animal Shelter; we need more dog walkers and/or Cat 'sitters' (people who would like to take the felines into play room). It is a new, clean facility (not depressing) which is only a few miles from Carriage Hills. We also need food, bedding, kitty litter, etc. Please call me at 832-594-5931 or email bgingrich52@yahoo.com for more info."

Thank you,
Brenda Gingrich



Architectural Control Committee Meeting Nights



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.** There are applications and regulation agreements to be filled out and signed on all items submitted for construction. 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 or John Paxton.

Board of Directors

Cathy Phillips
(936) 321-4059
cathy@carriagehillscia.com

Lisa LeBlanc
(936) 321-6690
lisal@carriagehillscia.com

Marv Bradshaw
(936) 273-3268
marvbradshaw@carriagehillscia.com

Bill Royster
(936) 321-9129
billr@carriagehillscia.com

Jennifer Dumas
(936) 273-3268
jenniferd@carriagehillscia.com



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.

One is not born
into the world to
do everything but
to do something.

--Henry David
Thoreau

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

LISTING FOR 2010/2012 CARRIAGE HILLS PHONE DIRECTORY

A new 2010/2012 Carriage Hills directory is in the works! Please read below and act accordingly. Our plan is to have the directory in the resident's hands by February, 2010.

Complete the section below EXACTLY as you want it shown. Show "n/a" or leave the line blank if you do not want something on a particular line published, i.e. leaving the email address line blank means you do not want us to input an email address for you.

****If you wish to OPT OUT of the directory, please complete your name and address AND check the OPT OUT line at the bottom of this form. If you do not advise us that you want to OPT OUT of the directory, we will publish information as gathered from public records, i.e. tax records, phone book.****

For questions and to return the form: Email: mail4maureen@pdq.net or maureen@garygreene.com
(the BEST way to reach me is email...ask for a REPLY if you want to be assured I got it)

**PLEASE RETURN
THIS FORM BY
December 15, 2009**

Mail: Maureen Arceneaux
2413 Canter Court Conroe, TX 77384
Phone: 936-271-4005 Home
713-249-0168 Cell

Last name: _____

First names: _____ & _____

Street address: _____

Home Phone #: _____

2nd Home Phone #: _____

His Work Phone #: _____

His Cell Phone #: _____

Her Work Phone #: _____

Her Cell Phone #: _____

Email address: _____

Kid's names: You may include their last name if they have a DIFFERENT last name than yours. If you **do not** want to list their names, just leave this area blank. Also, if you want them listed in the BABYSITTER or YARD WORK areas, please indicate this next to their name.

_____ **I want to OPT OUT of the 2010/2012 Carriage Hills Directory.

_____ **Contact me. I'm interested in placing an Ad in the Directory.**

_____ Signature