



Carriage Hills Telegraph

December 2008

www.carriagehillscia.com



A Message From The Directors

- ❖ The next Property Owner's Meeting will be held on February 17th at 7:00 pm at the Fire Station. Attending these meetings is a great way to get connected with the neighborhood.
- ❖ Please be sure to check the Carriage Hills website at: www.carriagehillscia.com often for information regarding updates, alerts and events that are happening in and around the neighborhood.



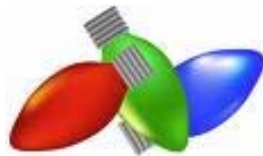
*Wishing all Residents
A Very
Merry Christmas
And a
Happy New Year!*

Notes from the November Property Owners Meeting

- ❖ The 2009 Budget was presented. The maintenance fees will increase 3% as allowed in the Deed Restrictions. Even with this 3% increase, due to the expenses for the community being higher than the maintenance fees collected, the subdivision will be operating at a deficit.
- ❖ All the security cameras at the Tennis Courts and at the Pool have been installed.
- ❖ There was one incident of vandalism at the Tennis Court, which was recorded and their parents were notified.
- ❖ There have been several incidents of individuals

dumping debris along the road that leads to the Pool/Park.

- ❖ The rebuilding of the Pavilion, which was destroyed during Hurricane Ike, should begin after the Thanksgiving Holidays, weather permitting.
- ❖ The installation of new and additional signs has been completed at the Tennis Courts and in the Pool/Pond areas.
- ❖ The treatment of the Alligator Weed in the pond was very successful and the pond looks great. One more treatment may be needed in the Spring along with the addition of blue dye to prevent the weeds from taking over again.
- ❖ There have been two incidents where individuals have lured deer with corn along the Pool/Park road shot and left them. There was also an incident where individuals killed the young alligator and left it on the shore of the pond. There is no hunting or guns allowed **on, in or through** any Carriage Hills properties.



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*

Breakfast With Santa



All Residents Invited!

**Saturday
December 13th
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 6:00 am*

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



Dates to Remember

**December 13
Breakfast with Santa**

**December 22
Christmas Light Judging**

**December 24
Christmas Eve**

**December 25
Christmas Day**

Architectural Control Committee

The AC Committee meets the **first and third TUESDAY** of each month.



All applications must be submitted by the Sunday night prior to the meeting. All improvements (fence, deck, pool, home, driveway addition or extension shed or garage, etc) need to be submitted for approval to the ACC. Applications and regulation agreements need to be filled out and signed in duplicate (if you would like an approved copy returned for your records) on all items submitted for construction. These forms are available on the Carriage Hills website. ***Deposits are only required on new home construction.*** Please contact one of the following ACC committee members if you have any further questions: Jeff Schrick (Chairman) 271-0313, Willard Sutton 273-3748, Ray Furchak 321-1871 or Pete Kaptain 273-3249.

Aerobic Septic Systems

Montgomery County Environmental Health wants homeowners to be aware of the following: Please be sure that your aerobic septic system is under contract to be inspected 3 times a year. This annual contract is a TCEQ (Texas Commission on Environmental Quality) requirement and must be updated with the County Health Department. If you do not have a contract with someone that is certified for your system, you could receive a fine from the Montgomery County Environmental Health Department for up to \$500.00 per day. Please be advised that the department reviews annual contracts; performs inspections on those that are not in compliance; and imposes daily fines to those not in compliance. If you are under contract, please be sure to review your contract, you as a homeowner may be required to make sure that the chlorine tablets are put into your system.

*Note: Septic spray heads/lines cannot be moved or removed without having your septic system redesigned and submitted to the county for approval.



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 if you need any community information, please contact Susan at Investment Management at 936-756-0032.



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



**Below are pictures of the Pond in the Pool/Park area
before and after treatment of the alligator weed.**



The Committees of Carriage Hills



Have you ever wondered what goes on behind the scenes of your community?
Would you like to help but don't know where to start
or what's out there to become involved with?

The following is a list of committees and information that you may find helpful.

Architectural Control Committee

At this time, this committee consists of three (3) members. They meet twice a month and review all resident applications for additions and/or improvements of properties. Their focuses include making sure that any changes and/or improvements follow the deed restrictions, that construction is correct and sound, aesthetically pleasing and in harmony with the subdivision. If you are interested in this committee, please call Jeff Schrick at 936-271-0313.

Beautification Committee

At this time this committee consists of two (2) members. This is a multi-faceted committee that spans many aspects and jobs within the community. Some of the duties include: landscaping and planting, painting and staining, renovations, and improving the function and overall appearance of all common areas located in Carriage Hills. This committee does not have monthly meetings, communication is done via email or telephone. If you are interested in this committee, please call Cathy Phillips at 936-321-4059 or Lisa LeBlanc at 936-321-6690.

Welcome Committee

At this time, this committee consists of four (4) members. This committee communicates with Investment Management and welcomes new residents with Welcome Baskets as well as a Welcome Gathering a few times a year or as needed. If you are interested in joining this committee, please contact Gail Royster at 936-321-9129.

Pool Committee

At this time, this committee consists of two (2) members. This committee is in charge of all aspects of running and maintaining the pool. Some of the duties include: communicating with the pool maintenance company, making sure any repairs that are needed are done, keeping up the appearance of the pool, distributing pool cards, making sure the restrooms are clean and stocked for pool use as well as before each park rental and the overall general running of the facility. This committee does not have monthly meetings, most communication is done via email or telephone. If you are interested in this committee, please call Cathy Phillips at 936-321-4059 or Lisa LeBlanc at 936-321-6690.

Mowing Committee

At this time, this committee consists of two (2) members. The responsibilities of this committee are to mow the common areas that are not maintained by the lawn service. These areas include the ball field, both sides of the road going into the Pool/Park areas and a small area at the pond. Mowing is done with the CH tractor, gas and training is provided. The goal for this committee would be to have a total of 12 volunteers. Each volunteer would choose a month and that would mean each volunteer would only have to mow once a year! If you are interested in this committee, please call Mark Phillips at 936-321-4059 or Tony Schaeffer at 936-321-0311.



Telephone Directory Committee

The Carriage Hills directory is updated every two years. Duties include entering resident information into the computer, selling ads and coordinating the delivery of directories. This committee does not have monthly meetings, most communication is done via email. If you are interested in this committee, please call Maureen Arceneaux at: 936-271-4005.

Committees that are Needed:

Small Maintenance & Repairs Committee

This is a committee that does not exist, but would be very beneficial to the community to have. The duties would be to take care of small repairs in the common areas such as leaky faucets, building shelves for storage, installing ceiling fans or light fixtures, changing light bulbs, etc. This would save the subdivision money in the cost of hiring outside repairmen and speed up repair time. Monthly meetings would not be necessary, communication can be done between members via email or telephone. If you are interested in this committee, please call Cathy Phillips at 936-321-4059 or Lisa LeBlanc at 936-321-6690.

Neighborhood Watch

At this time, this committee does not exist. For security purposes, it would be helpful to have this committee implemented into our community. If interested, please contact a Board Member.

Event Committees:

BBQ Cook- Off Committee

This committee develops and implements Carriage Hills' biggest fundraiser of the year. The duties include obtaining sponsors, advertising for cooking teams, obtaining silent auction and raffle items, coordinating the cooking teams, trophies, judges, set-up and clean-up. If interested in this committee, please contact Cathy or Mark Phillips at 936-321-4059 or Lisa LeBlanc at 936-321-6690.

Halloween Carnival Committee

This committee develops and implements Carriage Hills' other fundraiser of the year. The duties include obtaining silent auction and raffle items, coordinating the volunteers, games, and food, decorating and clean-up. If interested in this committee, please contact Toni Campbell at: 936-321-9460.

Easter Egg Hunt Committee

This committee develops and implements this Carriage Hills' community function. The duties include obtaining donations and candy from the community, coordinating the volunteers, snacks, decorating and clean-up. This event takes place at the Tennis Court Park. If interested in this committee, please contact Marianne Furchak at: 936-321-1871.

Santa Breakfast Committee

This committee plans and implements this Carriage Hills' community function. The duties include coordinating the volunteers, cooking breakfast, decorating and clean-up. This event takes place at the Fire Department. If interested in this committee, please contact Jeannie Lemieux at: 936-321-5725.

Dead Animal Pick-Up

To report and have the remains of a dead animal picked up off the side of the road, please call: Precinct 2 at 936-539-7816.



Ideas, Comments Suggestions?

If you have an idea, comment or suggestion, please share it with a Board Member, we would love to hear from you! You can either contact a member personally by telephone or via the website. All email addresses are listed at the end of this newsletter. We are always anxious to hear from fellow residents and get great ideas.



Important: Please Read



2009 Maintenance Fee Information

The 2009 Maintenance Fee Invoices will be sent out to homeowners in the next couple of weeks. Please note they are due by January 31, 2009. 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.

Deed Restriction Violation Notices

The notification of a Deed Restriction Violation is a several step process. Starting January 1, 2009 any homeowner that does not respond to the Certified letter within the time allotted will then be charged a flat fee of \$30.00 for the second notice before then being sent for legal processing.

Attention:

Anyone found to be dumping garbage along the Pool/Park road will be ticketed.

Fire Department



Volunteers are always needed! Contact John Bilides for more information at 936-273-2770 or call the fire station at 936-321-0999.



Be A Responsible Pet Owner

There have been many complaints from residents concerning pet issues. Please be a responsible pet owner and a good neighbor and be conscious of your pets and their activities.

- Please obey the county leash law and do not allow your pets to wander loose around the community.
- Please do not allow your pet to "do their business" in other residents yards.
- Please do not let your pets bark constantly when outdoors.

Home Security Basics-A Short Guide



How many times have you heard someone say that they're safe because they live in a gated community, have an alarm on their car and home, or live in a nice neighborhood? Some don't even lock the doors to their home or car. It's understandable that this way of thinking can result in someone becoming the victim of a crime.

What are the basics of security?

They are the things we've become complacent about because of alarm systems, security cameras, and high tech equipment that we rely on to protect us, our home, our families, and our possessions. We've become vulnerable because we expect special equipment or someone else to take care of us. As any expert will tell you, paying attention to the basics is what will help keep us from becoming victims of crime.

In today's world of modern technology, one would think we would be safe. However, the basics which we were taught as children are what we all need to remember. Some of these basics are as follows:

- Lock the doors and windows to your home, all of them, including the door to the garage. We've all heard people say that they don't bother to lock the door to their home that is connected to the garage because they think the automatic garage door will protect their home. A change of frequency on a garage door opener could make your home an easy target.
- Keep your doors locked even when you are at home.
- Install outdoor lighting to illuminate doors and windows. Lights with motion detectors are very effective.
- Check to make sure all doors are installed properly, hinges to the inside, locks that have at least a three-quarter to one inch throw, and a peephole properly placed in the door.
- Sliding glass doors should have special locks mounted or a well-placed broomstick in the track - - which will make it almost impossible to open. The sliding doors also need the proper installation. Many homeowners would be amazed to learn that sliding glass doors are often installed improperly. All a burglar has to do is lift the door out of the tracks and he is suddenly inside your home.
- Window air conditioning units give a very easy point of entry if they are not installed properly. If the A/C is not mounted to the frame, and secured so that it cannot be easily removed, have it installed by a professional. Easy points of entry make you a target.
- Don't hide a spare key! If you must have an extra key, give it to a trusted neighbor or family member. Never place it under a front door mat for a friend, vendor or family member. It's the first place a burglar will look!
- Remember to require vendors to show proof of identification; uniforms are not enough. Make sure you know who the caller is before you admit him into your residence.
- Never admit that you are home alone.
- Keep your shades and blinds down, particularly at night.
- Never open the door to a stranger. Remember, no matter how strong a door is, once it is open by even a crack, you become vulnerable.
- If there is an emergency and someone wishes to use your phone, get the phone number and make the call for them.
- Don't rely on others to protect you. Get to know your neighbors, your community and your surroundings. Be aware of who is in your community and report any strange behavior. It is better to be safe than sorry.
- Keep a list of emergency numbers near your phone in the event they are needed. Never hesitate to use 911 if you are, or even feel you are, in fear of your life.
- Don't leave your garage door opener in your car. Breaking out a car window or accessing your convertible with the top down can give a burglar easy access to your residence.
- If you have lost your keys, have the locks changed. The alternative could be far more expensive.
- Don't carry your house key on the same key ring as your car keys. Burglars have been known to be valet attendants that use clay moulds to replicate your keys.

Many people are first time homeowners and have always relied on a landlord to ensure their safety. Others have just become complacent with their surroundings and forget to double-check their homes.

Go back to the basics by inspecting your home to see what changes need to be made. Many will be surprised that there is indeed a point or two of vulnerability into their homes. The simple things we do to protect ourselves may save our possessions and perhaps even our lives.

Source: Association Times

**Share a Favorite
Recipe
with your
neighbors.**



If you are interested in participating in a recipe exchange and sharing a favorite recipe, please send it into www.carriagehillscia.com and it will be put in an upcoming newsletter (as space allows). Bon Appétit!

**Hats off
to these
Carriage Hills
Residents!**



❖ Thank you and welcome back to Russell Rebouche to his volunteer work after an injury during the hurricane.

❖ Thank you to Lisa LeBlanc, Jennifer Dumas and Toni Campbell for painting the well house.

❖ Thank you to Dave & Terri Henry for once again sponsoring the Christmas Light & Decorating Contest.

❖ Thank you to Lisa LeBlanc for planting seasonal flowers at the marquee sign and also perennials at the pool areas.

❖ Thank you to Toni Campbell for volunteering to Chair the Halloween Carnival next year.

❖ Thank you to Lisa LeBlanc for overseeing the repair and additional installation of lights and outlets in the pool/park areas at the cost of the supplies only. Insurance did not cover any of these items.

Volunteers are an invaluable resource for our subdivision. Without them, many things would not be possible. If you know of a resident who is always doing good deeds, but has not been recognized, please send us the information. We would love to recognize and thank them.



**The Carriage Hills
“Honey-Do” List**

We are in need of some help in maintaining the common grounds in Carriage Hills. To save money, keep our maintenance fees low and still allow these areas to be fixed up, we are asking for volunteers for the following tasks:

❖ A group of volunteers are needed to rake, blow, bag and clean-up the center medians on the boulevard.

❖ Landscaping timbers on the boulevard @ Cobblecreek need to be repaired and/or replaced.

❖ Volunteers are needed to help keep the common grounds mowed and looking nice. (The areas that are not being maintained by the lawn service.) Gas and training on the CH tractor will be provided.

If you are able to do one or more of these jobs, please contact Cathy at 936-321-4059 or Lisa at 936-321-6690. Please remember that volunteer work is done at **your** convenience and when **your** time allows. Any and all help is greatly appreciated.

Remember that when you leave this earth, you can take with you nothing that you have received - only what you have given: a full heart, enriched by honest service, love, sacrifice and courage.

--St. Francis of Assisi



Fall Foliage in Carriage Hills



Board of Directors

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