



# Carriage Hills

## December 2010



❖ The next **Property Owner's Meeting** will be held on **Tuesday, February 15<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.



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

### 2011 Maintenance Fee Information

The 2011 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, 2011. Payment MUST be received at Investment Management by the close of THAT business day.**

As of February 1, 2011 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 1<sup>st</sup> 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.



### Architectural Control Committee Information

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 and 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) Submit, 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.



### Breakfast With Santa



All Residents Invited!

**Saturday  
December 4<sup>th</sup>  
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:  
Marianne Furchak  
at: 936-321-1871**

### Dates to Remember

**December 4  
Breakfast with Santa**

**December 24  
Christmas Eve**

**December 25  
Christmas Day**

**December 31  
New Year's Eve**



## Christmas Light Decorating Contest

### 1st Place

\$50 Home Depot Gift Card

### Second Place

\$35 Home Depot Gift Card

### Third Place

\$25 Home Depot Gift Card

Judging will take place on December 17th between 7:00-9:00 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*

## Welcome Committee Looking For Members



Looking for a great way to meet and welcome new neighbors? The Carriage Hills BOD is looking for a new Welcome Committee Chairman. This committee meets only when needed, and can mostly be done through email. Members of the committee deliver welcome baskets to new residents. If you are interested in joining, please contact Lisa LeBlanc at 936-321-6690 or Cathy Phillips at 936-321-4059.



## WG Jones State Park

The Texas Forest Service will start our winter prescribed burning program on the Jones State Forest, 1328 FM 1488, Conroe, TX 77384 this week and will continue as weather and conditions permit over the next several months.

### Objectives:

- ❖ Fuels reduction and community safety
- ❖ Endangered species habitat enhancement and ecological restoration
- ❖ Educational training

Thanks,  
John Warner  
Urban District Forester  
936/273-2261

## Carriage Hills Resident offers "Pet Registry" to all Residents

As I left Carriage Hills this evening, I could not help but notice and think about the lost and found posters so common in our area. Unfortunately accidents happen, doors and gates come open and in a blink of an eye a much loved family member has escaped. Being the owner of multiple dogs, I can only imagine how painful this must be to the pet's owners.

With this in mind, I have approached the Board, and with their blessing, would like to create a Pet Registry for Carriage Hills. **At no cost to the owner**, I would like to photograph the pets in our area in order to create the registry. With the photo, I would then create an information sheet, for each pet, listing pertinent information such as name, breed, age, weight, distinguishing markings, vet information and if micro chipped. In addition, the owners name, address, and contact phone numbers, pertinent information on how can we get your pet home to you. Only the information you wish to provide, is what will be on the form. This would then be cataloged by breed, common characteristics, and size.

You, the pet owner would also receive a copy of the information. If your pet escapes, the form could be used to make posters, handouts etc. All the information is at your disposal, just make copies. This standard format could also help identify your pet as being one of our neighbor's pets and not a stray.

Lastly, with the owner's permission, a phone call would post the animal on the Carriage Hills website. A found pet could be posted, and, checked against registry photos. The sooner an animal is posted, their chances of a safe return increase. In the spirit of a pet friendly neighborhood, perhaps this could help the four legged creatures, who depend on us for their care, get home safely.

If this is something you would be interested in for your pet, please contact me for a time convenient for us both. Once again, this is at **no charge** and should take 30 minutes or so. Living in Carriage Hills makes the scheduling flexible.

Sincere thanks,  
Tina Grimes  
936-271-4206



## Proposed Deed Restrictions Reminder

The Proposed Amended Deed Restrictions are ready for community review.

Please visit the Carriage Hills Website at [www.carriagehillscia.com](http://www.carriagehillscia.com) to view. The original Deed Restrictions are also available on the website for comparison.

In order to save the subdivision money due to the high cost of printing, we are asking residents to print them out for review.

We will begin holding "Special Deed Restriction Meetings" in order to discuss and answer any questions with the community. Please watch for upcoming dates.

## 2 New Signs Installed

❖ An address sign has been installed in the flower bed in front of the Tennis Courts. In the Spring, that area will be "spruced up" with flowers and bushes.

❖ A "No Soliciting" sign has been installed in the flower bed directly across from the Marquee. This was done due to the many requests from residents in hopes of reducing the number of solicitors in our area. But please remember that by law, we cannot prohibit solicitors on County roads and if you wish to prohibit solicitors at your home you must display a sign on your property.



I heard the bells on Christmas Day  
Their old, familiar carols play,  
And wild and sweet  
The words repeat  
Of peace on earth, good-will to  
men!

~Henry Wadsworth Longfellow

## Board of Directors

**Cathy Phillips**  
cathy@carriagehillscia.com

**Lisa LeBlanc**  
lisal@carriagehillscia.com

**Marv Bradshaw**  
marvbradshaw@carriagehillscia.com

**Heath Westfield**  
heathwestfield@carriagehillscia.com

**Jennifer Dumas**  
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.



## 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**