



# Carriage Hills



**July 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.

❖ The Carriage Hills BOD would like to thank Jennifer Dumas for her service as a Board Member. She will continue to serve the community in various ways.



## Missed A Newsletter?

Did you know that if you missed a past newsletter, they are archived and may be viewed on the Carriage Hills website at: [www.carriagehillscia.com](http://www.carriagehillscia.com), they are full of information and can be helpful in answering your questions.



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

## Annual Board of Directors Elections July 19

In June, all property owners were mailed a postcard informing them of the upcoming Board of Directors election and asking for any more volunteers/candidates that are willing to serve a two or three year term. Soon you will receive a ballot, proxy and candidate information in the mail. The election will be held at 7 pm at the Fire Station on July 19<sup>th</sup>.

You may:

1. Bring the ballot to the election and turn it in.
2. Fill out the ballot and give it to someone to bring to the meeting or mail it to IMC.
3. Fill out the proxy which means you are giving someone else permission to vote for you in any manner they wish.

If you have any further questions, please contact a Board Member or Susan with Investment Management.

Please note that The Board of Directors voted and expanded the Board to seven members.

## 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.



## 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.

## Dates to Remember

**July 4**  
Independence Day

**July 19**  
Board of Directors Election



# Montgomery County Fire Marshal's Office

2247 N. First Street, Suite #200 · Conroe, TX 77301 · P. (936) 538-8288 · F. (936) 538-8277  
<http://www.co.montgomery.tx.us/fire> · [fire.codes@mctx.org](mailto:fire.codes@mctx.org)



## Montgomery County Fire Danger Update

Montgomery County Commissioners Court issue Disaster Declaration. Montgomery County Fire Marshal issues additional safety information as major fires destroy homes and thousands of acres across Southeast Texas.

Conroe, Tx May June 20, 2011

### Current Conditions:

Most of Montgomery County is currently classified as "very high fire danger" due to the ongoing record drought. The area has not seen a soaking rainfall since October 2010. Currently two large fires are burning in surrounding Counties, stretching all available resources in our area. These fires have destroyed homes, but many more homes have been saved by firefighters and forestry officials.

In response to the growing wildfire danger, Montgomery County Commissioner's Court approved a Local Disaster Declaration issued by County Judge Alan B. Sadler. The disaster declaration, issued under Chapter 418 of the Texas Government Code, effectively prohibits all sales and use of consumer fireworks in Montgomery County.

The Montgomery County Fire Marshal's Office began meeting with members of the local fireworks industry in May, as the drought persisted throughout the area. Representatives from the Montgomery County fireworks industry worked with the MCFMO to present a set of recommendations to Commissioner's Court to help reduce the risk of wildfire. These recommendations included either limiting the sales season, should the KBDI index reach 700, or eliminating sales and use of consumer fireworks altogether should the Drought index reach 750.

Montgomery County now registers 755 on the Keetch Byram Drought Index, therefore today's action will prohibit the sales and use of consumer fireworks unless there is substantial relief from our current drought situation.

A final decision has not been made on whether professional fireworks displays will proceed as planned at this time. Today's decision was timed to provide the public and fireworks industry with sufficient notice, as the fireworks sales season was set to open as early as this Friday.

These actions only address part of the current fire problems. For more information and daily updates please sign up on our facebook page.

Additional information is available on our website as well. [www.mctx.org/fire](http://www.mctx.org/fire)

Link to Fire Danger information

<http://ticc.tamu.edu/PredictiveServices/FuelsFireDanger.htm>

### Prevention tips

The MCFMO will be sending out daily updates on our Facebook page as well as through media releases.

Residents are urged to curtail any outdoor activity that could start a wildfire;

1. Use a LPG grill for outdoor cooking, do not use charcoal or wood burning pits as the hot coals can easily ignite dry grass for hours and days after use.
2. Do not weld, cut or grind metal within 25 feet of anything that will burn
3. Do not discard cigarettes out the window
4. Maintain mechanical equipment used in agriculture and trailers used on the roadway. One of the largest fires in East Texas started from an axle problem on a trailer that overheated and started a roadside fire.

---

## Residents Honor Long Time Resident

A flagpole with an American flag has been placed at the park/tennis court in memory of long time resident Paul Schwartz. Paul passed away at home on November 15th and will be missed by many dear friends in Carriage Hills. He and his wife, Betty, were the third family to reside in Carriage Hills. They moved from Michigan in 1979 to be closer to their daughter and her family. Paul served bravely in the army during World War II as a tank commander in the Philippines and his friends feel an American flag would illustrate his pride in his country.





## 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 – 8:00pm

### **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.

## 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.**



## Patrol Report - May

48 hours of Random Patrol  
Including:

8 hrs. Unmarked Patrol  
42 Building Checks  
10 Suspicious Vehicle/Person  
10 Traffic Contacts  
1 Public Services

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



## Newsletter Ideas Submissions or Suggestions?

If you have an idea, comment, suggestion or submission for the Carriage Hills newsletter, please email the information to: [lisal@carriagehillscia.com](mailto:lisal@carriagehillscia.com)

## Board of Directors

**Cathy Phillips**

[cathy@carriagehillscia.com](mailto:cathy@carriagehillscia.com)

**Lisa LeBlanc**

[lisal@carriagehillscia.com](mailto:lisal@carriagehillscia.com)

**Marv Bradshaw**

[marvbradshaw@carriagehillscia.com](mailto:marvbradshaw@carriagehillscia.com)

**Heath Westfield**

[heathwestfield@carriagehillscia.com](mailto:heathwestfield@carriagehillscia.com)

**Jennifer Dumas**

[jenniferd@carriagehillscia.com](mailto: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.

“Courage doesn't always roar. Sometimes courage is the quiet voice at the end of the day saying, "I will try again tomorrow.”

-Mary Anne Radmacher

## 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**