



# Carriage Hills

July 2010



## Property Owners Meeting

The next **Property Owner's Meeting** will be held on **Tuesday, August 17<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.



## Vehicle ID Stickers

If you do not have your Vehicle ID sticker (Parking Permit), the form may be downloaded from the website or for more information you may contact Susan at Investment Management at 936-756-0032. Please allow up to 2 weeks due to mailing.

## Towing

Towing of vehicles in park areas without CHCIA parking permits began on February 22, 2010.

Please make sure to observe park hours. Swimming pool park areas close at 10:00 pm. All cars are subject to being towed after park closes.



## 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.



## Dates to Remember

**July 4**  
Independence Day

## Important Pool Information

The Pool Committee has requested that the following information be shared with the community:

### Contamination Issues

This year, there have been several emergency pool closures due to contamination. When this happens the pool **MUST** be closed and the pool treated with chemicals. Not only is this a health hazard, but renders the pool unusable to residents.

- ❖ Please make sure swim diapers are used on small un-potty trained children. Swim diapers are available at the pool if you need them.
- ❖ Please utilize the swim breaks as a time to take your children to the bathroom.
- ❖ Please accompany your children to the bathroom. (There has been many "accidents" left in the restrooms that have to be cleaned up.)

### Resident Questions & Issues

While visiting the pool, if you have minor issues, concerns or questions, please speak with the lifeguards. They may be able to resolve the issue. If the issue is major, please contact a Pool Committee Member. Please do not argue with the lifeguards, they are just following the rules.

If you have issues or questions concerning other residents, please contact a Pool Committee Member. Please do not confront or harass other patrons at the pool.

Cathy Phillips @ 936-321-4059  
Lisa LeBlanc @ 936-321-6690

# Oh, DEER!

By Cindy Hinson (Resident)

Discovering and trying shrubs and plants that aren't "preferred" by deer has been an enjoyable hobby during the past year as we remodeled our home and landscaped the yard. It's a work in progress. We were warned by many residents that the deer population makes salad of many plants, but decided we were up for the challenge. Hours online at the U.S. Department of Agriculture, the U.S. Forestry Service, Texas A&M, and many other websites gave us a huge list of plants to try. We'd buy a plant, set it in our "deer trail" through the yard, see if the deer were attracted, and if not, would work the plant into our landscape plans. In this column, we'd like to share with you some of our results, some great websites, and a few photos, that may be helpful in choosing plants for your own yard.

One of my favorite plants so far has been the Rose Glow Barberry, *Berberis thunbergii f. atropurpurea*. The leaves are beautiful shades of burgundy and rose, and in the spring new growth is a dark pink. With a height of 3-4 feet and width about the same, the plant is great for foundation plantings. It is easy to grow, does not require pruning, and can thrive in almost any soil as long as it drains. Rose Glow is drought and heat tolerant and gives the best color variation on its leaves in full sun, although it will take part shade. You can let the plant develop naturally into an interesting mound or prune it as you wish. It is a good plant for hedges, too and perfect for beginners like me.



*Berberis thunbergii f. atropurpurea*



*Callistemon citrinus*

Dwarf Bottlebrush, *Callistemon citrinus*, 'Little John,' is another great shrub for Carriage Hills. Mine are babies, but they will grow slowly to about three feet tall and three to five feet wide. The leaves are just like those of the larger bottle brushes, perhaps a deeper green, and like the barberry, it is an evergreen. The blooms are blood-red in the spring/summer and last for an extended period. It likes full sun, attracts hummingbirds and is very drought tolerant once established. If you have a favorite plant you've discovered, and would like to share your discovery with the neighborhood, send an email to [ohdeerplants@gmail.com](mailto:ohdeerplants@gmail.com).

## 6 Tips to Sell Your Home in a Down Market

Source: *Neighborhood Link*

Times have changed and unlike a few years ago, it is not easy to sell a home in today's depressed real estate market. If you are not in a position to stay in your home and "wait out the storm", you must be prepared to go beyond the usual to sell your home. Below are some tips to keep in mind when selling your home.



- 1. Do the Research:** Visit open houses in your area to get a feel for pricing and to see how other people are presenting their homes. You need to think like a buyer to sell in a down market.
- 2. Make it Show Nice:** Don't spend a lot of money, but make sure everything is in good working condition and try to make it look "homey" by making it clean and clear of "clutter". Remember its like your home is on a first date and it needs to make a good first impression.
- 3. Price it Right:** After visiting homes in your area, price your home below your neighborhoods most recent comparable prices. In a down market it makes no sense to price your home at the same price your neighbor is asking. You don't want your house to remain on the market for a long time while you continually lower the price, so price it right the first time.
- 4. Offer a Bonus:** Consider offering a cash bonus to the agent who brings a full price offer within a specific timeline. Or consider paying for the closing costs up to some maximum limit.
- 5. Hire the Best Real Estate Agent:** In a down market you need to have the best real estate agent you can find. Typically you want someone who is aggressive and has been in the business a long time. Call your local real estate office and ask for their top sales person. Interview several agents and ask them to present you with a detailed marketing plan. This is not the time to have a "friend of a friend" handling your home sale!
- 6. Help your Agent:** If you really want to sell your home quickly, you don't want to just rely on your real estate agent and the MLS. Get out there and market your home using web sites such as [Zillow](http://Zillow.com), [Trulia](http://Trulia.com), [Craigslist](http://Craigslist.com) and others. You are going to need to go the extra mile, so get creative and market your home in as many ways as possible.

## A Big Carriage Hills Thank You to the following Residents

- ❖ Thank you to Judy Strapp for donating garbage bags for trash collection at the parks.
- ❖ Thank you to Chelsea Smith and Family for renovating the Volleyball Court located in the Pool/Park Area.
- ❖ Thank you to Joe Fry for doing such a great job cleaning out the area around the Play-set in the Pool/Park Area, making it safer for our children. And thank you also for picking up garbage on the Boulevard.



Baby deer born on 5-15-10  
submitted by resident Charlie Thomas

**Hurricane Season is upon us,  
please remember to be prepared.**



## 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.**

### Board of Directors

**Cathy Phillips**  
cathy@carriagehillscia.com

**Lisa LeBlanc**  
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**Marv Bradshaw**  
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**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 parking permits, deed restrictions, directory or community information, please contact Susan at Investment Management at 936-756-0032.

How far that little  
candle throws his  
beams! So shines  
a good deed in a  
weary world.

-William Shakespeare

### 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**