



Carriage Hills



June 2011

www.carriagehillscia.com

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



What Can I Expect to Learn at the Quarterly Property Owners Meetings?

Well, just about anything you would like to know about your community. At each meeting, residents receive a packet which includes the minutes of the previous meeting, financials and security reports. All of the items in the packets are discussed and residents ask any questions they may have. Then each Committee is discussed (Pool, Beautification, Welcome, etc) and residents are given reports on those committees. Any upcoming events are announced and then any questions or "new" business from residents are discussed. These meetings are very informative and keep residents updated on their community.

Annual Board of Directors Elections

At the Annual Property Owners Meeting and Board of Directors Election held on May 17th, the Board of Directors and the Candidates agreed to postpone the election when the customary election procedures were questioned. In order to ensure that all property owners will be informed of the rescheduled election, the following steps will be taken. First, each property owner will be receiving a postcard asking for any more volunteers/candidates that are willing to serve a two or three year term. Then shortly thereafter, a ballot and proxy will be mailed to each property owner along with the date, time and location of the election. We are sorry for any confusion or inconvenience this may have caused.

Proposed Amended Deed Restrictions

At the Informational meeting held on May 3rd, the Proposed Amended Deed Restrictions were reviewed line by line and discussed with the residents. This meeting was very successful. There were a large number of residents in attendance and we received a lot of input from the community. All questions, misinterpretations and misunderstandings were discussed. The next step is to send the updated document back to the attorney for review of the changes and then it will be posted once again on the website for review. Please watch for updates.



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

June 14
Flag Day

June 19
Father's Day



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. 22nd)

Saturday & Sunday
Noon – 8:00 pm

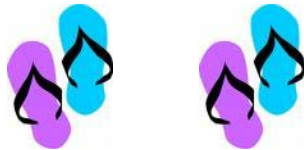
Inclement weather and unexpected emergencies could cause the adjustment of this schedule.

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.



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.



Park & Pool Rental

Are you aware that residents may rent the pool and/or park? They are great places to hold a birthday party, family reunion, wedding, company picnic etc. Please contact a board member for more information. All rental forms are available on the Carriage Hills website.

Board of Directors

Cathy Phillips

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Lisa LeBlanc

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Marv Bradshaw

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Heath Westfield

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Jennifer Dumas

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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.

“When you judge others, you do not define them, you define yourself.”

-Earl Nightingale

Carriage Hills Community Improvement Association

c/o Investment Management Co.
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Conroe, TX 77304
Attn: Susan

936-756-0032
936-756-0023 Fax