



# Carriage Hills

## January 2011



[www.carriagehillscia.com](http://www.carriagehillscia.com)

❖ 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.



### Christmas Light Decorating Contest Winners

#### 1st Place

2418 Coachlight Lane

#### 2nd Place

2404 Ripplewood Drive

#### 3rd Place

904 Carriage Hills Blvd.

#### Honorable Mention

2230 Stableridge Drive  
2422 Carriage Ridge Lane

The judging wasn't easy; there were so many outstanding houses to choose from. Everyone did such a great job and showed a lot of holiday spirit. We can't wait to see what you come up with next year! A special thank you to David & Terri Henry of D & T Contracting for supporting their community and sponsoring this event.



### Architectural Control Committee Meeting Nights

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.

### Reminder: 2011 Maintenance Fee Information

The 2011 Maintenance Fee Invoices have been mailed to property and homeowners.

**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.

### Dates to Remember

**January 1**  
Happy New Year

**January 14**  
CISD Holiday

**January 17**  
CISD Holiday-MLK Day

**January 31**  
Maintenance Fees Due



# Breakfast With Santa



The annual Breakfast with Santa held on December 4<sup>th</sup> was a huge success. A great breakfast of eggs, pancakes and sausage was served to approximately 200 residents. The children were able to tell Santa their Christmas wishes, take pictures with Santa and receive a candy cane. The Fire Department allowed the children to explore the fire truck and a great time was had by all.

Marianne Furchak would like to thank the following volunteers for all their hard work:

- Rae Smith
- Jeanne & Robert Bonnette
- Maureen Arceneaux
- Jennifer Dumas
- Robert Corzine
- Lisa LeBlanc

Thank you to Santa Claus for being able to attend our event at such a busy time of the year.

We would also like to thank the Needham Fire Dept. for allowing us to use the Fire Station for this event and also for all they during the year for the Carriage Hills community.

And last but not least, Carriage Hills would like to give a huge thank you to Marianne Furchak for volunteering to chair this function. It is a lot of work and the subdivision appreciates all you did to make this annual holiday function a great one!





## 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 catalogued 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



### 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**