



# Carriage Hills Telegraph

## November 2008

www.carriagehillscia.com



### A Message From The Directors

❖ The next Property Owner's Meeting will be held on November 18<sup>th</sup> at 7:00 pm at the Fire Station. Attending these meetings is a great way to get connected with the neighborhood.

❖ Please be sure to check the Carriage Hills website at: [www.carriagehillscia.com](http://www.carriagehillscia.com) often for information regarding updates, alerts and events that are happening in and around the neighborhood.



*Wishing all Residents A Safe and Happy Thanksgiving Holiday!*

### Architectural Control Committee

The AC committee meets the **first and third TUESDAYS of each month**. Applications must be submitted by Sunday night prior to the meeting. All improvements (fence, deck, pool, home, or garage, etc) need to be submitted for approval to the ACC. Applications and regulation agreements need to be filled out and signed on all items submitted for construction. These forms are available on the website. Deposits are required on new home construction. Please contact one of the following ACC committee members: Jeff Schrick (Chairman) 271-0313, Willard Sutton 273-3748, Ray Furchak 321-1871 or Pete Kapitain 273-3249.



### National Election Day Voting Information

**Tuesday, November 4th**

Don't forget to get out and vote. To obtain voting information, please visit: [www.co.montgomery.tx.us/election](http://www.co.montgomery.tx.us/election)

The polling location for Carriage Hills is the Fire Station behind Amatos.

### Breakfast With Santa



All Residents Invited!

**Saturday  
December 13<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 6:00 am*

**For information  
please contact:  
Jeannette Lemieux  
at: 936-321-5725**



### Dog and Cat Vaccinations & Health Clinic

**Rabies vaccination \$9.95**

All other vaccinations and medicine at reduced rates.

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

936-447-5033

**Date: November 15th  
(Saturday)**

**Time: 10:00 until 3:00**

**Location:  
Tennis Court Area**

### 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. To receive your residential vehicle stickers, deed restrictions, directory or community information, please contact Susan at Investment Management at 936-756-0032.

### Dates to Remember

**November 1  
Daylight Savings Time Ends**

**November 4  
National Election**

**November 11  
Veteran's Day**

**November 15  
Mobile Vet Clinic**

**November 18  
Property Owners Meeting**

**November 27  
Thanksgiving**



# Halloween Carnival

This years Halloween Carnival was held on Saturday, October 25<sup>th</sup>. There was food, games, a 50/50 raffle, a raffle for a portable DVD player, costume contest and a silent auction. The turn out was great and everyone had a great time.

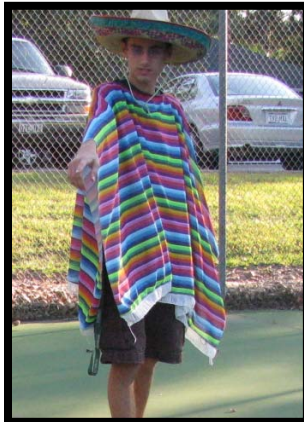
Thank you to the following volunteers for making this event possible:

- Monje' Piron & Family
- Marianne Furchak
- Cathy Phillips
- Lisa LeBlanc
- Annette & Katie Lira
- Amy Smith
- Terry Peterson
- Dave Meneke
- Karen & Ashley Michalak
- Cathy Neill
- Rhonda & Kasey Paxton
- Joan & Andy Heath
- Chris & Robert Tagliaferro
- Cathy Neill
- Delaney Gusler
- Kathy & Katie Hauser
- Bob Stanley
- Robert & Jeanne Bonnette
- Molly & Maria Neiers

Thank you to the following for their generous donations to the silent auction:

- Maureen & Brian Arceneaux
- Monje' Piron
- Marianne Furchak
- Lisa LeBlanc
- Annette Lira-KinderCare
- Joe Fry

Thank you to all the residents who generously donated candy and money to the volunteers collecting on the boulevard . . . And thank you to all the residents who attended the Carnival.





## Absolutely No Guns Of any Kind Allowed!



## Vehicle ID Stickers

### Friendly Reminders

- Please remember to remove Garage Sale signs as soon as the event is over.
- Lost/Found Pets signs should not be attached to traffic signs, trees, etc. Signs should be free standing. Free website ads are available for locating pets.
- Garbage cans should **NOT** be stored where visible from the road. Please do not keep your garbage cans out near the street all week.
- No boats or trailers shall be permitted to be placed in front of any residence.
- ATV's and Golf Carts are not permitted on county maintained roads. This is a ticketable offense.
- Please remember to keep your homes, garages and vehicles locked. Please report any suspicious activity to local law enforcement.
- Please obey the County leash law. Please secure your pets for their safety as well as for the safety of the residents. To report dangerous or loose animals please call Animal Control at 936-442-7738.

For the safety of all Carriage Hills residents and their guests, as well as wildlife, no guns of any type (firearms, BB, pellet, paintball, etc) are allowed in or around **ANY** of the common areas of Carriage Hills.

Many people are under the misconception that shooting down by the river in the woods is ok because it is public property. This is untrue. **ALL** the land is privately owned.

New signs have been installed stating that there are no guns allowed. If anyone is found with any type of gun in these areas, the proper authorities will be called.

If anyone witnesses any dangerous acts, please call a board member or the Sheriffs Dept. The Sheriff's Dept. as well as the Game Warden are on alert. In the last month:

- There have been two different instances where corn was put along the side of the road to lure animals and two deer were shot and left. By the time an adjacent land owner got to the scene, the individuals had fled.
- The baby alligator was killed and left on the bank of the pond.

Due to vandalism, theft, underage drinking, evidence of drug use and trespassing in our community, Vehicle ID stickers are being issued to all residents. These Vehicle ID stickers are going to be used to easily identify resident's vehicles in our common areas, i.e.: park, tennis courts, etc. These stickers will allow not only law enforcement to easily identify residents, but residents to identify other residents as well. **All** resident vehicles need to be registered. Registration forms are available online. Once registered, you will receive an ID sticker for each vehicle you own. The ID sticker needs to be placed on your windshield in the bottom right corner (passenger side). If you do not want the sticker affixed to your vehicle, please place it somewhere visible from the front windshield.

**Please note: The most important area in which to have your Vehicle ID Sticker is in the Pool/Park areas. Please make sure to have your sticker to avoid having your car mistaken for a trespasser and towed.**



### Below are pictures of the damage in the Pool/Park Area after Hurricane Ike



# Homeowners Roles and Responsibilities



Purchasing a new home is a very exciting time and one that requires an enormous amount of thought and consideration. Not only does the home itself require thoughtful consideration but the neighborhood in which you live is equally as important. Living in a community association requires some education about the various obligations and requirements as well as the benefits.

Let's start with the obvious benefits...

- Protection of property values
- Architectural control over property improvements

Sometimes...

Depending upon the community in which you live, there may also be:

- Various amenities (clubhouse, pools, tot lots, tennis courts, etc)
- Organized community functions

Community associations are quite popular and most people have some sense that they have to pay a monthly or quarterly assessment but people don't always realize that they may have to seek prior approval before making an exterior

improvement to their home. There is generally an approval process whereby an application is completed with the various details outlining what the improvement will look like upon completion. There are guidelines in the legal documents that establish the timeframe for approval by either the Board or a specific committee.

While most people realize that there is a regular assessment, not very many people understand what this is for and why they have to pay it. It is important to keep in mind that the Association is a business and must function as one. The assessments pay for the daily operating expenses of the Association which may include but not be limited to:

1. printing/copying
2. postage
3. insurance
4. audit and tax returns
5. management
6. landscaping maintenance
7. regulatory fees
8. reserve contributions
9. snow removal

If your association has any amenities, there are fees related to the upkeep of these features as well. Each year when the budget is completed, you should carefully review this information to ensure you have an understanding about the expenses incurred and obligations of the Association. Feel free to ask questions so that you have a proper understanding about the assessments.

Homeowners sometimes forget that those who are serving on the Board do so to the benefit of the Association. In a developing community, the Board may consist of Declarant representatives who are there to make decisions regarding the policies and procedures of the Association that not only help the Association function in a healthy state but also to insure their multi-million dollar investment is protected as well. Most of the time, Developers share a similar interest in the community as do homeowners

in that they want the appearance of the Community to remain attractive. There are various obligations that the Developer must adhere to and this can sometimes cause confusion or concern by the homeowners. It is important for homeowners to be educated about the development process and understand that this can be a lengthy transition period until homeowner control of the Board takes place and even beyond, as the responsibilities of the Developer are met in accordance with local and state statutes.

Once a Board transitions to homeowner control whereas all of the members on the Board are now homeowners, it remains important for people to be educated about the process. As noted above, the Board sets the policies and procedures for the Association in accordance with the governing documents and state statutes. It can be difficult for Boards to conduct business when homeowners do not take the time to understand the process that must be followed.

In summary, there are a few specific things that homeowners can do to fulfill their responsibilities as an owner in a community association: pay your monthly/quarterly assessments in a timely fashion and be familiar with the policies and procedures that govern your association. And always, be respectful of those who are trying to help make your community a great place to live!!

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

Source: Association Times



**Share a Favorite  
Recipe  
with your  
neighbors.**



If you are interested in participating in a recipe exchange and sharing a favorite recipe, please send it into [www.carriagehillscia.com](http://www.carriagehillscia.com) and it will be put in an upcoming newsletter (as space allows). Bon Appétit!

**Texas Caviar**

Submitted by: Lisa LeBlanc

- 2 - 15.5 ounce Cans  
Black-eyed Peas  
w/ Jalapeno peppers, rinsed  
and drained
  - 1 - 10 ounce Can Diced tomato  
and green chilies (Rotel)
  - 2 - Avocados, diced
  - 1 - Small Green Bell Pepper, diced
  - 1/2 Purple Onion, diced
  - 3/4 cup - Zesty Italian Salad  
Dressing
  - 1 tablespoon Fresh Lime Juice
  - 1/4 teaspoon Salt
- Stir together all ingredients.  
Chill, if desired. Serve with tortilla  
chips.  
Makes 6 cups

**Hats off  
to these  
Carriage Hills  
Residents!**



- ❖ Thank you to Mark and Cathy Phillips for installing all of the new signs located in our community.
- ❖ Thank you to Mark Phillips for mowing the baseball field and each side of the road.
- ❖ Thank you to the LeBlanc Family for coordinating a group of their friends and cleaning up the Pool/Park areas after the hurricane.
- ❖ Once again, thanks to Don Adams for keeping up his patrols in the Pool/Park areas.
- ❖ Thank you to Monje' Piron for Chairing the Halloween Carnival.

Volunteers are an invaluable resource for our subdivision. Without them, many things would not be possible. If you know of a resident who is always doing good deeds, but has not been recognized, please send us the information. We would love to recognize and thank them.

**The Carriage Hills  
"Honey-Do" List**

We are in need of some help in maintaining the common grounds in Carriage Hills. To save money, keep our maintenance fees low and still allow these areas to be fixed up, we are asking for volunteers for the following tasks:

- ❖ A group of volunteers are needed to rake, blow, bag and clean-up the center medians on the boulevard.
- ❖ Landscaping timbers on the boulevard @ Cobblecreek need to be repaired and/or replaced.
- ❖ Volunteers are needed to help keep the common grounds mowed and looking nice. (The areas that are not being maintained by the lawn service.) Gas and training on the CH tractor will be provided.

If you are able to do one or more of these jobs, please contact Cathy at 936-321-4059 or Lisa at 936-321-6690. Please remember that volunteer work is done at **your** convenience and when **your** time allows. Any and all help is greatly appreciated.

**Board of Directors**

**Cathy Phillips**  
(936) 321-4059  
[cathy@carriagehillscia.com](mailto:cathy@carriagehillscia.com)

**Lisa LeBlanc**  
(936) 321-6690  
[lisal@carriagehillscia.com](mailto:lisal@carriagehillscia.com)

**Morris Dubs**  
(936) 273-3268

**Bill Royster**  
(936) 321-9129  
[billr@carriagehillscia.com](mailto:billr@carriagehillscia.com)

**Jennifer Dumas**  
(936) 273-3268



People who say it cannot be done should not interrupt those who are doing it.

--Unknown



**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**