



Carriage Hills Telegraph

October 2008

www.carriagehillscia.com



A Message From The Directors

- ❖ The next Property Owner's Meeting will be held on November 18th 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 often for information regarding updates, alerts and events that are happening in and around the neighborhood.
- ❖ The Board would like to thank new Board Member Jennifer Dumas for coming forward and volunteering to serve on the Board.

Hurricane Ike & Carriage Hills

Well, Hurricane Ike has come and gone and all you have to do is drive around our community and take a look around at the destruction and suddenly you get the feeling of how lucky we were as a community to have no fatalities due to this storm. The following is important information pertaining to our community:

- ❖ The Pavilion in the Pool/Park Area was completely destroyed as a result of the Hurricane. Currently insured, hopefully rebuilding will begin in the near future.
- ❖ With any power outage, the only way to share information with residents is the Marquee located on the boulevard. Please be sure to check it for important information.
- ❖ Please remember that Board Members are residents also and most of the time unfortunately they receive information at the same rate as all other residents.

❖ Water Boil Advisory - Aqua Texas advises that anytime there is an interruption in water service to your home, it is a good idea to boil your water for two minutes, in case there has been any kind of contamination. Please call Aqua Texas for further information and length of time for the boil advisory.

❖ Thank you to resident Linda Bilides for providing the following information: If anyone would like to write to BGE to thank them for their tireless work to restore our power, their address is:

Baltimore Gas and Electric Co.
P. O. Box 1472
Baltimore, Maryland 21203

An email can be submitted to:
<http://www.bge.com/portal/site/bge/menuitem.ac033421b28c0d9bd6b75475025166a0/>

Letters to the Editor of the Baltimore Sun can be emailed to: letters@baltsun.com or mailed to:

Letters to the Editor:
The Sun
P.O. Box 1377
Baltimore, MD 21278-0001

❖ Aerobic Septic Systems- Please remember that with a lengthy power outage, you're septic system was unable to run correctly. Please make sure that your chlorine levels are correct

and your system is running correctly.

❖ Neighbor to Neighbor – It was so obvious that in a time of need how neighbors will come together and help each other. There was such an outpouring of camaraderie, that we all should be very proud to be part of this community.

Halloween

Carnival



This years Halloween

Carnival will be held on Saturday, October 25th from 5:00-8:00 pm. All residents are invited and encouraged to come. There will be food, games, a 50/50 raffle, costume contest and a silent auction. The silent auction will begin at 5:00 pm and end promptly at 7:30 pm to allow everyone to be present and pick up their items. We are in need of volunteers. If anyone can spare a few hours, please consider helping to make this a fun night for all.

Volunteers are needed for:

- Setting up and decorating
- Serving food
- Manning games
- Clean-up

Items Needed for Carnival:

- Silent Auction Items
- Wrapped Candy Donations
- 2 liter Soda bottles (full)
- Baked goods for the cake walk
- Money Donations

The funds from this event will be used to improve the Park areas. To volunteer or for questions please contact the Carnival Chairman: Monje Piron at 936-271-3469 or email at: deweyfiction@yahoo.com

Donation drop-off locations:

- 2326 Carriage Run East
- 2304 Muleshoe Drive
- 2403 Coachman Drive

Admission is \$2.00 per child for 3 years & older.

Dates to Remember

October 7
National Night Out

October 13
Columbus Day
(School Holiday)

October 25
Halloween Carnival

October 31
Halloween

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 Kaptain 273-3249.



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.

Welcome Committee

The Carriage Hills Welcome Committee would like to welcome their newest member Vicky Guthrie. If you are interest in joining, please contact a member of the committee and help new residents feel welcome.

Please remember to keep your garbage cans out of sight of roadways as per the deed restrictions.



National Night Out

National Night Out began 25 years ago to create a partnership between police and their communities. The rest of the nation celebrated this year's event on Aug. 5. National Night Out was started by the National Association of Town Watch. "The rest of the country has theirs in August," "Texas is having it in October because of the cooler weather." John Raybon, manager of CATW's Neighborhood Services Department said Texas is being used for a trial run to potentially change the date nationally. "This is the first year and we are the only state doing it. We need a good turn out here in October," Raybon said. The purpose of the night is to focus on public safety as a community. National Night Out also gives residents a chance to interact with their neighbors.

Excerpts taken from an article by: Lauren Hodges Published 9-5-08 The Woodlands Villager

Please be sure to come out and visit with your neighbors here in Carriage Hills!



**Please See
Information
concerning
Debris Pick-up
at the end of this
newsletter!!**

Mosquito Spraying

News Release

Sept. 24, 2008

Aerial Spraying for Mosquitoes to Begin in Areas Flooded by Hurricane Ike

The Texas Department of State Health Services (DSHS) announced today that targeted post-Hurricane Ike aerial spraying for mosquitoes may begin as early as Thursday night in parts of the following counties: Brazoria, Chambers, Fort Bend, Galveston, Hardin, Jasper, Jefferson, Liberty, Matagorda, Montgomery, Newton and Orange.

Weather permitting, spraying will take place from 10 p.m. to 6 a.m. until completed.

The spraying is to reduce the proliferation of mosquitoes that is hampering recovery efforts and prevent the spread of mosquito-borne illnesses such as St. Louis encephalitis and West Nile infection after heavy rains and flooding from Hurricane Ike.

Specially equipped twin-turbine King Air planes from Clarke Mosquito Control and Dynamic Aviation will be used. The planes may be flying as low as 300 feet above ground.

Dibrom, a U.S. Environmental Protection Agency-approved insecticide, will be used at an application rate of 0.66 ounces per acre. The EPA states that Dibrom can be used for public health mosquito control programs without posing unreasonable risks to the general population when applied according to label directions.

However, beekeepers in the region should take protective measures to prevent damage to their hives.

The public should continue to eliminate standing water and other mosquito breeding areas around their homes and be sure that door, porch and window screens are in good condition. People also should use insect repellent containing DEET, picaridin, oil of lemon eucalyptus or IR3535 when outdoors, following label directions.

Please refer to the following press release for more information: <http://www.dshs.state.tx.us/news/releases/20080924.shtm>

What Is The Value Of A Homeowner Association?



Ever wondered why you have a homeowners association? Your association may be your best tool to protect the value of your home and the quality of your neighborhood. Community associations do any number of different things, such as setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping or recreation centers, and providing for events or meeting places for neighborhood functions. That being said, one of the most important functions of an association is to enforce deed restrictions and protect the value of the community assets among those being your home.

If deed restriction violations are not corrected, there can be very negative results over time. Estimates are that property values in a subdivision with an inactive association can fall as much as twenty percent due to failure to enforce restrictions. To illustrate, multiply an average home price of \$200,000.00 times the number of lots in an average subdivision of 100 homes. This yields total property value of \$20,000,000.00. This is the value of the assets that the association is trying to protect. If that property value is reduced by twenty percent, the homeowners in the neighborhood collectively lose \$4,000,000.00. Even if home prices only lose ten percent in value due to a moderate failure to enforce deed restrictions, homeowners lose \$2,000,000.00. The association, acting through its board of directors, can control the appearance of the neighborhood

by taking deed restrictions seriously and by vigorously enforcing any significant infraction of those restrictions.

Deed restrictions are legally binding covenants, filed with real property records, which provide for building, maintaining, and using the homes in your neighborhood. The deed restrictions control how homes look and what can be done to alter them within the subdivision. Why do so many homeowners buy their home in a community association? Perhaps they liked the curb appeal of the house or its floor plan, but they most assuredly considered the entire neighborhood - how the house looked next door as well as down the street. Purchasers make a decision to buy into a lifestyle and surroundings which include so many things outside the home itself, encompassing everything from the subdivision entries, the recreation center, to the general condition of all the other homes in the neighborhood. They purchased with an expectation that their property and those in their community would be protected by deed restrictions and maintained to a certain reasonable standard.

What does it take to keep a neighborhood attractive and nice? The crucial factor is the willingness of the men and women who make up the association's board of directors to enforce the rules that have been created. What could happen if the restrictions are not enforced? An average size community with 100 or more members will invite varying degrees of what constitutes an acceptable standard of maintenance. With that in mind, the appearance of a development can steadily decline if the board members do not discuss and establish uniform standards for everyone. The neighborhood can either become an architectural showcase for sustained property values, or it can become a venue for the weird and unusual. People have differing views of what is attractive and, without certain deed restrictions, there is a good

chance of the neighborhood looking dramatically different over time from the way it did when you first bought your home.



What about commercial use of homeowner property within an association? Again, it would be surprising to note how many different viewpoints are out there. How would you feel about the owner of a portable toilet company keeping its toilets in the side yard between your yard and his, and cleaning them on the driveway next door? Or what about a semi tractor-trailer truck parked right across the street? Or people in every other business under the sun operating out of their homes? It all happens and the only way to preserve the lifestyle you thought you were buying into is to enforce the deed restrictions of the homeowner association. Without these restrictions, some people would leave garbage in their yards permanently, never maintain their homes, park their cars and boats on the grass in their front yards, park motor homes in the street for years, leave construction unfinished, and make every kind of bizarre, structurally unsound remodeling project you can imagine. These are very real examples of problems faced by many local subdivisions in the last ten years.

So, what is the value of your homeowner association? If you consider the amount of assessments you are paying annually and compare that to any drop in value of your property, wouldn't you agree that the value you are receiving for the payment you are making is worth it?

Source: Association Times

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.

Please Help Identify

We had several incidents of vandalism this summer. If anyone witnesses any dangerous acts or acts of vandalism, please call a Board Member or the Sheriffs Dept.

Please check the information and photos that are posted on the website. If you can make an identification, please contact the proper authorities immediately. A reward is being offered. Thank you for your help.

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 and it will be put in an upcoming newsletter (as space allows). Bon Appétit!

Board of Directors

Cathy Phillips
(936) 321-4059
cathy@carriagehillscia.com

Lisa LeBlanc
(936) 321-6690
lisal@carriagehillscia.com

Morris Dubs
(936) 273-3268

Bill Royster
(936) 321-9129
billr@carriagehillscia.com

Jennifer Dumas
(936) 273-3268

Hats off to these Carriage Hills Residents!



❖ Thank you to Kristina Garvin for making a donation of garbage bags that are needed to provide to the volunteers to help keep the parks clean.

❖ Thank you, Thank you to the following residents for coming out right after the hurricane with their tractors, chainsaws and extra hands clearing the roads and driveways in Carriage Hills. We can't thank you all enough. We apologize if anyone's name was not mentioned.
Robert & John Bonnette
Lance Stephens
Lucas Feddersen
Blake Ryan
Mike, Jim & Mary Potter
Rob & Tracy MacEwan
Steve & Beverly Baumgarten
David Arceneaux
Larry Reynolds

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.

I am only one, but still I am one. I cannot do everything, but still I can do something; and because I cannot do everything, I will not refuse to do the something that I can do.

--Edmund Evertt Hale

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

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.
- ❖ Volunteers are needed to replace lighting in the Pool/Park area.

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.

Dog and Cat Vaccinations & Health Clinic

Rabies vaccination \$9.95

All other vaccinations and medicine at reduced rates.

www.themobilevetclinic.com

936-447-5033

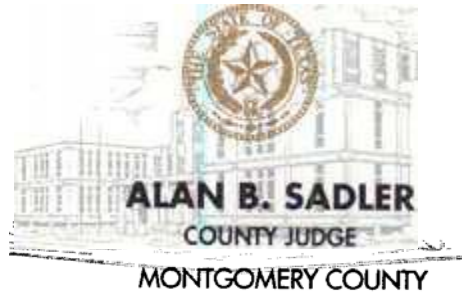
Date: November 15th (Saturday)

Time: 10:00 until 3:00

Location:

Tennis Court Area

301 N. Thompson, Suite 210
Conroe, Texas 77301
E-Mail: bsadler@co.montgomery.tx.us



Conroe (936) 539-7812
Houston (281) 353-9791
Fax (936) 760-6919

September 17, 2008

**1200 Hrs.
PRESS RELEASE
For Immediate Release**

Debris Management

MONTGOMERY COUNTY, TX -Montgomery County is beginning its recovery program in the wake of Hurricane Ike. This program will cover all unincorporated areas in the County, through an inter-local agreement with the following cities: Cut and Shoot, Magnolia, Montgomery, Panorama Village, Roman Forest, Oak Ridge North, Shenandoah and Patton Village. Authorizations from the following cities are pending: Splendora, Stagecoach, Willis, Woodbranch and Woodloch.

The City of Conroe will be initiating its own program.

Montgomery County residents are asked to place any storm-generated debris on the public right-of-way.

The public right-of-way is the area of residential property that extends from the street to the sidewalk, ditch, utility pole or easement.

Only debris placed on the public right-of-way will be eligible for collection until further notice. This must be located on either the front slope of the ditch or at the curb.

- Do not let the debris block drainage in culverts or curb drains, this could cause (additional) street flooding. Vegetation debris such as woody burnable debris such as limbs and shrubbery should be placed on the curb. There is no need for bundling or strapping. Fencing can also be picked up, but placed in a separate stack. Bagged debris should not be placed on the public right-of-way; only loose debris will be collected.
- Household garbage should be kept separate from the debris and will be picked up by the normal service provider.

Do not place debris near any water meter vault, fire hydrant or any other above-ground utility.

- These items will be picked up separately:

Construction and demolition debris

Hazardous household products and tires

Household whitegoods (appliances that are properly prepared for pickup)

- Debris removal may begin as early as the following dates. Incorporated area will be included in the Precincts.

Precinct 1: Monday, September 22, 2008

Precinct 2: Friday, September 19, 2008

Precinct 3: Friday, September 19, 2008

Precinct 4: Friday, September 19, 2008

If all debris is not picked up during the initial pass, please continue to place remaining debris to the right-of-way for collection on subsequent passes. It will take approximately three weeks for the contractor to make the first pass and there will be total of three passes of debris collection.

Beginning Wednesday, **September 17, 2008**, for all debris related ~ questions please call the Debris Management hotline at **877.237.7782** for further instructions. Please check the county website www.mctxoem.org for additional information and updates on the debris removal process.

**PLEASE REMIND CITIZENS TO NOT PILE DEBRIS IN THE DITCHES IN THE EVENT IT RAINS.
IF STORM DRAINS AND SUCH ARE BLOCKED IT WILL CAUSE FLOODING!!!!**