



Carriage Hills



December 2011

www.carriagehillscia.com

❖ The next **Property Owner's Meeting** will be held on **Tuesday, February 21st** 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.



Breakfast with Santa

All Residents Invited!

Saturday, December 10th

8:30 am to 10:30 am

Fire Department
(Behind Amato's)

Bring Your Cameras & Holiday Spirit!!

Volunteers Needed to:

**Decorate, Set-Up,
Cook, & Clean-Up**

**Set-Up, Decorating & Cooking
begins at 7:00 am**

For information please contact:

Marianne Furchak
936-321-1871



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, Sam Baldaccino or Tony Schaffer 321-0311.

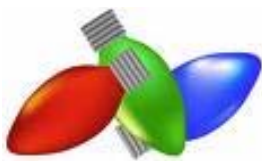
Your ACC submissions must include the following:

- 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.



Please be aware of the speed limit through out Carriage Hills.

The Carriage Hills Board of Directors wishes everyone a Merry Christmas & A Happy New Year!!!!!!



Christmas Light Decorating Contest

1st Place

\$100 Home Depot Gift Card

Second Place

\$75 Home Depot Gift Card

Third Place

\$50 Home Depot Gift Card

Judging will take place on December 16th between 7:00-9:00 p.m. Date Change (due to weather) will be posted on the Entrance Sign. Winners will be contacted and posted on the sign and in the January newsletter.

Dates to Remember

December 10

Breakfast with Santa

December 16

Light Decorating Contest

December 19 – 30

CISD Winter Break

December 24

Christmas Eve

December 25

Christmas Day

December 31

New Year's Eve

Family and Property Protection

The formation of a neighborhood Safety Committee is being considered in an effort to enhance home security, emergency response capability and develop an ongoing wildfire protection program. The weakening economy has impacted emergency response budgets and requires local communities to become more active in protecting home and family. These planned programs will work in parallel with local police, community emergency management, fire departments and Texas Forest Service (TFS).

We need committee members and volunteers that will help coordinate these various ongoing Safety activities beginning with a FIREWISE assessment of Carriage Hills by TFS, including an associated neighborhood workshop for lowering wildfire risk. These various workshops would reach out for volunteers interested in community training and planning for emergency preparedness.

In 2011, some 48 percent of the total national acres succumbing to fire have been in Texas; 33 percent, or one-third of all fires in the nation this year, have been in Texas. The recent Tri-County fires reinforced the fact that Carriage Hills is within one mile of a natural area potential Ember Zone and these wind-driven embers will quickly feed off the abundant surface fuels in our neighborhood.

If you are willing to participate, please notify Alton Watson; awatson@carriagehillscia.com
936-321-6450

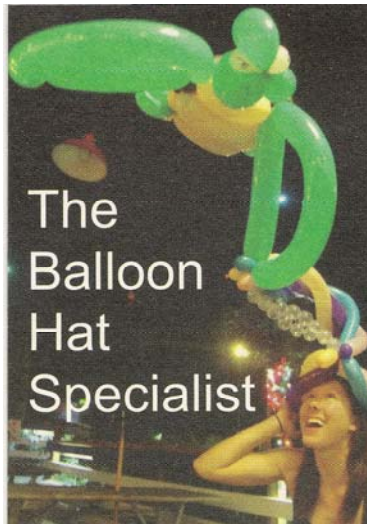
References: <http://www.firewise.org/Communities.aspx> <http://www.citizencorps.gov/cert/>

Happy



Holidays

Poppa Balloon 281-948-6678 www.someclownconsulting.com



A big thank you to "Poppa Balloon" for performing at our Halloween Carnival for a discounted rate. The kids absolutely loved it!!!!

- ❖ Pool Parties
- ❖ Corporate Events
- ❖ Church Functions
- ❖ School Dances
- ❖ Block Parties
- ❖ Weddings
- ❖ Professional Organizations
- ❖ Retirement Homes
- ❖ Networking Events
- ❖ Fundraisers

2012 Maintenance Fee

The 2012 Maintenance Fee Invoices will be sent out to property and homeowners in the next couple of weeks. **Please note: Payment is due by January 31, 2012. Payment MUST be received at Investment Management by the close of THAT business day.**

As of February 1, 2012 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 1st 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.

Newsletter Ideas Submissions or Suggestions?

If you have an idea, comment, suggestion or submission for the Carriage Hills newsletter, please email the information to: lisal@carriagehillscia.com

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.

Proposed Amended Deed Restrictions

The updated document has been received from the attorney for a review of the newest changes and/or corrections. However, the document that was sent off for finalization, with only minor changes and/or corrections, now contains more changes that reflect the new Texas Property Code that takes effect January 1, 2012. Once it has been reviewed by the Board of Directors and approved, it will be posted once again on the website for review. Please watch for updates.

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.

Patrol Report – Oct.

46 hours of Random Patrol Including:
40 Building Checks
15 Suspicious Vehicle/Person
5 Traffic Contacts
2 Public Service

Please note: This report will be a month or two behind depending on when the report is received and the newsletter is published.



Adult Volleyball

Wednesdays, 7pm
Tennis Courts
Postponed until Spring
More Players Needed!

For more info, please contact:
Yvonne Savala at 936.445.9754



Bunco

The Monday evening Bunco group and the Thursday evening Bunco group here in Carriage Hills are looking for anyone who would like to substitute when needed. If interested, please contact Maureen at: 936-271-4005

Board of Directors

Cathy Phillips - President
cathy@carriagehillscia.com

Heath Westfield – Vice Pres.
heathwestfield@carriagehillscia.com

Marv Bradshaw - Treasurer
marvbradshaw@carriagehillscia.com

Lisa LeBlanc - Secretary
lisal@carriagehillscia.com

Beverly Davis
bevodav@carriagehillscia.com

Tony Schaffer
tsch@carriagehillscia.com

Alton Watson
awatson@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.

Blessed is the
season which
engages the
whole world in a
conspiracy of
love.

-- Hamilton Wright Mabie

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