



Carriage Hills

January 2012



Schedule of Carriage Hills 2012 Meetings

January 24th: BOD
6:30 pm @ Investment Mgmt.

February 21st: POM, BOD
7:00 pm @ Fire Station

March 27th: BOD
6:30 pm @ Investment Mgmt.

April 24th: BOD
6:30 pm @ Investment Mgmt.

May 15th: POM, BOD
7:00 pm @ Fire Station

June 26th: BOD
6:30 pm @ Investment Mgmt.

July 24th: BOD
6:30 pm @ Investment Mgmt.

August 21st: POM, BOD
7:00 pm @ Fire Station

September 25th: BOD
6:30 pm @ Investment Mgmt.

October 23rd: BOD
6:30 pm @ Investment Mgmt.

November 20th: POM, BOD
7:00 pm @ Fire Station

December – No meetings

BOD – Board of Director Meeting

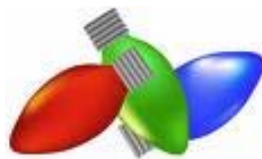
POM – Property Owner's Meeting

** In the months in which there are two meetings, the BOD meeting begins immediately after the POM meeting and is also held at the Fire Station.*

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.



Christmas Light Decorating Contest Winners

1st Place
905 Carriage Hills Blvd.

2nd Place
2418 Coachlight Lane

3rd Place
2466 Pebblebrook

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. A special thank you to Walter & Beverly Davis for helping to sponsor this event.



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 Baldacchino 321-1622 or Tony Schaeffer 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

January 1
New Year's Day

January 16
Martin Luther King Holiday

January 31
Maintenance Fees Due

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 or interested in participating, please notify Alton Watson; awatson@carriagehillscia.com
936-321-6450

References:

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



Breakfast With Santa

The annual Breakfast with Santa held on December 10th was a huge success. A great breakfast of eggs, pancakes and sausage was served to approximately 175 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
Patti Romesburg
Tony Schaeffer
Robert Corzine

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!

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.

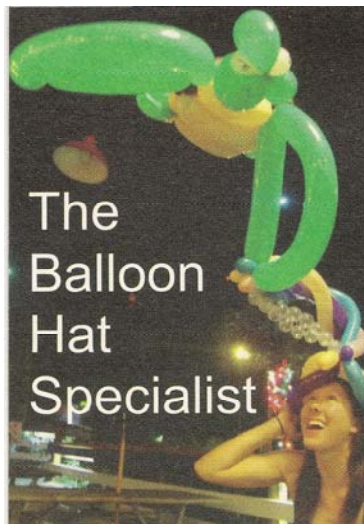
Patrol Report

Please note: There is no report this month due to the fact that the Board does not meet in December. Reports will resume in next months newsletter.



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

Carriage Hills Community Improvement Association

Notice of Regular Board Meeting

January 24, 2012

Dear Property Owner:

The Board of Directors for the Carriage Hills Community Improvement Association will hold a regular meeting on January 24, 2012 at 6:30 p.m. at Investment Management Company located at 3500 West Davis, Suite 190, Conroe, Texas 77304.

The subject of the meeting is general business of the Association, including discussion of items related to the Association budget and expenditures as well as committee reports, security reports and community events.

Items that may be discussed in executive session include: actions involving personnel, pending or threatened litigation, contract negotiations, enforcement actions, confidential communications with the Association attorney, and other matters that are confidential by request of an affected party and agreement of the Board.

Yours truly,
Carriage Hills Community Improvement Homeowners Association

In accordance with a new Texas Property Code law, each month a notice of the Board meeting (see above) will be posted monthly in the newsletter as well as the Tennis Court Bulletin Board and the marquee sign.

Alarm Systems



If you have an alarm system in your home, it must be registered with the county in order for them to be able to respond to your alarm in the event of an emergency.

Please contact Montgomery County Alarm Detail Department at 936-538-8197. There is no charge for registration, but there is a \$5.00 per year renewal fee.

Aerobic Septic Systems

Montgomery County Environmental Health wants homeowners to be aware of the following: Please be sure that your aerobic septic system is under contract to be inspected 3 times a year. This annual contract is a TCEQ (Texas Commission on Environmental Quality) requirement and must be updated with the County Health Department. If you do not have a contract with someone that is certified for your system, you could receive a fine from the Montgomery County Environmental Health Department for up to \$500.00 per day. Please be advised that the department reviews annual contracts; performs inspections on those that are not in compliance; and imposes daily fines to those not in compliance. If you are under contract, please be sure to review your contract, you as a homeowner may be required to make sure that the chlorine tablets are put into your system.

*Note: Septic spray heads/lines cannot be moved or removed without having your septic system redesigned and submitted to the county for approval.

Do you love wildlife?



Texas Wildlife Rehabilitation Coalition (TWRC) is recruiting volunteers to train to be a rehabilitator. No previous experience is needed—just the desire to help our area wildlife. We provide the training and it's FREE! Plan to attend an informational meeting.

Saturday, January 14th from 10am to 1pm
George & Cynthia Woods Mitchell Library
8125 Ashlane Way, The Woodlands 77382

FOR MORE INFORMATION & TO RSVP, SEND AN EMAIL TO: info@twrc-houston.org



10801 Hammerly, Suite 200 – Houston, TX 77043–281-723-9696

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 Schaeffer
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.

Write it on your
heart that every
day is the best
day in the year.

--Ralph Waldo Emerson

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