

CARRIAGE HILLS HOMEOWNERS ASSOCIATION  
P.O. BOX 87005  
CANTON, MICHIGAN 48187-0005

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## *2012 SPRING NEWSLETTER*

Return Service Requested

### BOARD OF DIRECTORS

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Ramona Steele, Vice President

453-5117

Linda Bedard, Secretary

455-2616

James Marti, Treasurer

453-9045

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455-4115

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Catherine Clougherty

981-9255

CARRIAGE HILLS HOMEOWNERS ASSOCIATION PHONE 734-459-0422

Email: [cantonchha@aol.com](mailto:cantonchha@aol.com) Website: [cantonchha.org](http://cantonchha.org)

Membership in the Carriage Hills Homeowners Association is mandatory for the lot owners in Carriage Hills subdivisions. The annual assessment/dues cover the costs of maintaining and improving all common grounds. Please feel free to contact any of the board members listed above should you have any questions.

# ANNUAL CARRIAGE HILLS SUB-DIVISION GARAGE SALES MAY 17, 18 & 19<sup>th</sup> (AND) SEPTEMBER 20, 21 & 22<sup>nd</sup>!!!

Again this year, CHHA will have two garage sales, one in May and one in September. ADS WILL BE PLACED IN THE LOCAL NEWSPAPERS. Choose your own times to open and close. Join us for one, two or three days. GOOD luck with your sales!!!

## ICE CREAM SOCIAL

Carriage Hills Homeowners Association Board members are hosting an ICE CREAM SOCIAL. EVERYONE IS INVITED!!! Come to Leeann Park on July 14 from 6:00 pm to 8:00 pm and bring your desire for lots of ice cream!!!

## HOMEOWNERS BORDERING PARKS

The Board of Directors is asking all homeowners who border the Parks to call Police if you notice any foul play going on in our parks. Anything you consider suspicious, destructive or out of order, please call. They cannot patrol our parks. WE ARE OUR BEST WATCH DOG! PLEASE REMEMBER NO DUMPING ALLOWED IN OUR PARKS! THIS IS A CANTON TOWNSHIP ORDINANCE 2,12A AND VIOLATORS CAN BE SUBJECTED TO A FINE!!!!

## BOARD MEETINGS IN 2012

Summer Meetings are held in the Parks... 7:00 P.M.

June 7th: Leeann Park

July 12th: Hanridge Park

August 2nd: Paul Revere Park

All other meetings are held the 1<sup>st</sup> Thursday of the month... (Except January & September)  
Meetings are held at the Canton Twp City Hall located at 1150 S. Canton Center Rd. at 7:00 pm  
All meetings are open and CHHA welcomes all homeowner who wish to attend.

IF YOU ARE INTERESTED IN TAKING PART OF YOUR HOMEOWNERS ASSOCIATION, PLEASE CONTACT US AT THIS E-MAIL ADDRESS... [cantonchha@aol.com](mailto:cantonchha@aol.com)

## CARRIAGE HILLS WEBSITE

Carriage Hills now has a website: [cantonchha.org](http://cantonchha.org). Check it out.

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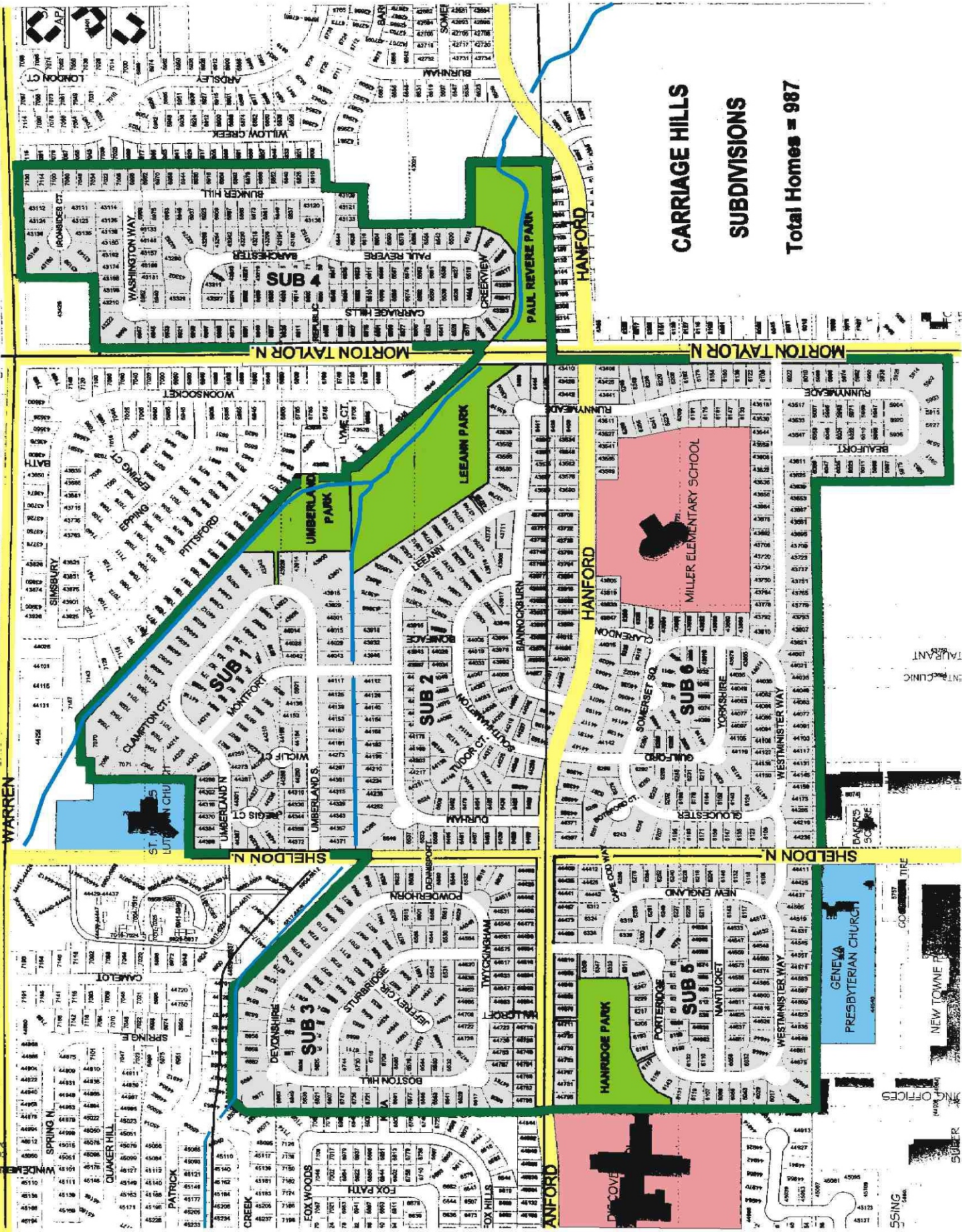
## JUST MOVED IN? CHANGE IN RECORD OF OWNERSHIP?

TEAR OFF COUPON AND MAIL TO CHHA. P.O. BOX 87005 – CANTON, MICH. 48187-0005.  
If you have just moved in, we will send you a packet of information.

If there has been a change in the record of ownership of your property, please inform us so we may change our records accordingly.

Month moved in \_\_\_\_\_ Own \_\_\_\_\_ Rent \_\_\_\_\_ e-mail address \_\_\_\_\_  
Name \_\_\_\_\_ Lot# \_\_\_\_\_ Address \_\_\_\_\_





**CARRIAGE HILLS**

**SUBDIVISIONS**

**Total Homes = 987**

**SUB 4**

**SUB 1**

**SUB 2**

**SUB 6**

**SUB 3**

**SUB 5**

**MILLER ELEMENTARY SCHOOL**

**GENEVA PRESBYTERIAN CHURCH**

Map labels include: LONDON CT, WILLOW CREEK, BUNKER HILL, WASHINGTON WAY, BRONSDICES CT, CARRIAGE HILLS, PAUL REVERSE PARK, GREENVIEW, HANFORD, MORTON TAYLOR N, WOODSOKET, EPPING CT, PITTSFORD, UMBERLAND PARK, LEEANN PARK, BANNOCKBURN, HANFORD, RUNNEMADE, BEAUFORT, RUMMYSAGE, MILLER ELEMENTARY SCHOOL, CLAMPTON CT, WICUP CT, UMBERLAND N, UMBERLAND S, DURHAM, SOUTHAMPTON, BONNAGE, BANNOCKBURN, HANFORD, CARENDA, SOMERSET SQ, YORKSHIRE, WESTMINSTER WAY, SIMSBURY, BATH, WOODSOKET, CLAMPTON CT, WICUP CT, UMBERLAND N, UMBERLAND S, DURHAM, SOUTHAMPTON, BONNAGE, BANNOCKBURN, HANFORD, CARENDA, SOMERSET SQ, YORKSHIRE, WESTMINSTER WAY, ST. LUTHERAN CHURCH, SHELDON N, POWDERHORN, STUBBINS, JEFFERSON, BOSTON HILL, WYCKINGHAM, HANRODGE PARK, PORTERIDGE, NEW ENGLAND, WESTMINSTER WAY, SPRING N, QUAKER HILL, PATRICK, FOX WOODS, FOX PATH, FOX HILLS, ANFORD, DE COVE, HANRODGE PARK, PORTERIDGE, NEW ENGLAND, WESTMINSTER WAY, WINDMILL, SPRING N, QUAKER HILL, PATRICK, FOX WOODS, FOX PATH, FOX HILLS, ANFORD, DE COVE, HANRODGE PARK, PORTERIDGE, NEW ENGLAND, WESTMINSTER WAY, KING OFFICES, NEW TOWNE PL, SUBER, 55ING, CO-OP TIRE, BAKER'S SCAPES, TARRANT CLINIC, and APZ.



## **SNOWPLOWING IN THE SUB**

This year many homeowners were concerned about their dues bill, showing the amount due with and without snowplowing. As it says in the invoice wording, "snowplowing is requested, but is not mandatory".

Why not mandatory? Our declaration (constitution) is very clear that all dues monies must be spent on the maintenance and improvement of the common areas. Some folks say, "Change the declaration so that snowplowing is mandatory". To change this document requires a yes vote by 75% of the homeowners. In the last election, less than 10% voted, suggesting that change of the declaration is a futile effort.

"Snowplowing has never been optional before." It always has been optional. Since CHHA cannot include snowplowing as part of the dues, the association provides it as a service to the homeowners. Every year, we solicit bids for the service, select one and sign a contract. The provider then hires independent drivers to do the work. These drivers can be different every year, and can have much or little experience. CHHA has no say in this process. The amount of the contract, plus an administration fee, is then divided by the number of homeowners who paid in the last year, which is what the snowplowing fee is for next year. The number of homeowners who paid in 2011 was 836.

## **13 THINGS YOUR BURGLAR WON'T TELL YOU**

1. Of course I look familiar. I was here just last week cleaning your carpets, painting your shutters, or delivering your new refrigerator.
2. Hey, thanks for letting me use the bathroom when I was working in your yard last week. While I was in there, I unlatched the back window to make my return a little easier.
3. Love those flowers. That tells me you have taste... and taste means there are nice things inside. Those yard toys your kids leave out always make me wonder what type of gaming system they have.
4. Yes, I really do look for newspapers piled up on the driveway. And I might leave a pizza flyer in your front door to see how long it takes you to remove it.
5. If it snows while you're out of town, get a neighbor to create car and foot tracks into the house.. Virgin drifts in the driveway are a dead giveaway.
6. If decorative glass is part of your front entrance, don't let your alarm company install the control pad where I can see if it's set. That makes it too easy.
7. A good security company alarms the window over the sink. And the windows on the second floor, which often access the master bedroom - and your jewelry. It's not a bad idea to put motion detectors up there too.
8. It's raining, you're fumbling with your umbrella, and you forget to lock your door - understandable. But understand this: I don't take a day off because of bad weather.
9. I always knock first. If you answer, I'll ask for directions somewhere or offer to clean your gutters. (Don't take me up on it.)
10. Do you really think I won't look in your sock drawer? I always check dresser drawers, the bedside table, and the medicine cabinet.
11. Here's a helpful hint: I almost never go into kids' rooms.
12. You're right: I won't have enough time to break into that safe where you keep your valuables. But if it's not bolted down, I'll take it with me.
13. A loud TV or radio can be a better deterrent than the best alarm system. If you're reluctant to leave your TV on while you're out of town, you can buy a \$35 device that works on a timer and simulates the flickering glow of a real television. (Find it <http://www.faketv.com/>)

## **SOMETHING COMPLETELY DIFFERENT**

Americans who live in community associations are overwhelmingly pleased with their communities, expressing strong satisfaction with the board members who govern their associations. More than seven in ten community association residents expressed satisfaction with their community experience, according to a survey conducted by Zogby International, a leading public opinion research firm. Almost 40 percent of community association residents say they are "very pleased," with only 10 percent expressing some level of dissatisfaction. Almost 20 percent express neither point of view.

Here's what community association residents say:

- 90 percent say they are on friendly terms with their association board members, with just 4 percent indicating a negative relationship.
- 86 percent say they get along well with their immediate neighbors, with just 5 percent reporting a negative relationship. Of those who reported issues with neighbors, the most common problems were pets, general lifestyle, noise, and parking.
- 78 percent believe community association rules "protect and enhance" property values, while only one in 100 say rules harm property values. About 20 percent see no difference.
- 88 percent of residents who have interacted with professional community managers say the experience has been positive.
- 88 percent believe their governing boards strive to serve the best interests of the community.

The research was sponsored by the Foundation for Community Association Research, a non-profit organization created in 1975 by Community Associations Institute (CAI). Based on telephone interviews, the survey has a margin of error of +/- 3.5 percentage points.