

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

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## 2013 SPRING NEWSLETTER

Return Service Requested



### BOARD OF DIRECTORS

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Ramona Steele, Vice President  
453-5117

Linda Bedard, Secretary  
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James Marti, Treasurer  
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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 16, 17 & 18<sup>th</sup> (AND) SEPTEMBER 19, 20 & 21<sup>st</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 Hanridge Park on August 17th 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 2013

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

June 6th: Paul Revere Park

July 11th: Hanridge Park

August 1st: Leeann Park

All other meetings are held the 1<sup>st</sup> Thursday of the month @ the Canton Twp City Hall located at 1150 S. Canton Center Rd. at 7:00 pm. (Meetings are open and CHHA welcomes all homeowner's to attend). There is no meeting in January and September's meeting is our Election Meeting 9/12/2013.

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 ENTRANCE SIGNS

Please watch the drop down signs at the entrances for upcoming posted events!

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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**



## PRESIDENT'S MESSAGE 2013

As homeowners, belonging to a Homeowner's Association, at times we may question what impact this membership have on us, aside from the obvious primary one of maintaining and improving the common areas and parks. Examples include: Can I build a swimming pool in my backyard? How about a deck? Privacy fence? Henhouse?

The Association has a Building and Use Restrictions document (date 02/11/1970) which covers all lots in Carriage Hills. Most of the restrictions in this document pertain to the construction of homes, dealing with dwelling size, lot area and width, building location, easements and drains. The others are:

1. Fences: No fence or wall shall be erected, placed or altered on any lot nearer to any front street than the minimum building setback.

2. Temporary Structures: No structure of a temporary character, trailer, basement, tent, shack garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

3. Signs: Only the following signs may be displayed to the public view on any lot in the subdivision: (a). One professional sign of not more than one square foot, (b). One sign of not more that five feet square advertising the property for sale or rent by an individual property owner desiring to sell or rent.

4. Livestock and Poultry: No animals, livestock, birds or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other common household pets may be kept provided that they are not bred, kept or maintained for any commercial purposes.

5. Garbage and Refuse Disposal: No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage, or other waste shall not be kept except in closed sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

That's it. My take on them is that there really aren't any restrictions for homeowners and what they do with their properties. The Township of Canton has other ideas, called ordinances. These can be found at <http://library.municode.com/index.aspx?clientId=13379>.

There is one Carriage Hills exception (unwritten) that will be enforced - dumping yard debris in the parks. This includes lawn clippings, branches, shrub trimmings, etc. It's so easy just to throw all this stuff over the back fence, because no one can see it or cares. NOT SO! You will be charged a \$100 cleanup fee, and may be in violation of Canton's anti-dumping ordinance (up to \$500). Please help us keep our parks looking like parks.