

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

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# 2014 SPRING NEWSLETTER

Return Service Requested



**It's Spring!**

## BOARD OF DIRECTORS

David Camp, President  
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Marques Neslon, Vice President  
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Linda Bedard, Secretary  
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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 15, 16 & 17<sup>th</sup> (AND) SEPTEMBER 18, 19 & 20<sup>th</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 and GOOD luck with your sales!!!

## RIBBON CUTTING FOR NEW PLAYSCAPE

CHHA Board of Directors is inviting all homeowners to attend the ribbon cutting of our (NEW PLAYSCAPE) for ages 2-5. This will be held (Saturday) July 19, 2014 at 6:00 pm in Leeann Park. Ice Cream with a band will also be at the event from 6:00 to 8:00 pm.  
Please mark your calendar to come join the excitement and fun!!!

## 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!!!!

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## BOARD MEETINGS IN 2014

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

June 5th: Paul Revere Park

July 10th: Leeann Park

August 7th: Hanridge 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 \_\_\_\_\_

## PRESIDENT'S MESSAGE 2014

### SNOWPLOWING

What a winter - record low temperatures and record snowfall. Carriage Hills also suffered from snowplowing that was definitely substandard and absolutely poor. I received well over 100 emails and phone calls from unhappy homeowners, and I can empathize, because I am one also. Many thought that this year's contract was to a new outfit, where truth is, it was the same one that we have had for 5 years.

Here's how the process works:

- The board sends out requests for bids from 6 to 10 suppliers. The return quotes are evaluated on the basis of cost, reputation and performance. One is selected. In the case of 2014, the contract was for 3 years, 2013-2015.
- All suppliers pretty much work the same way. Based on the contracts they receive, they hire snowplow operators, which are, by and large, freelance agents with blades on their trucks. Obviously, operators are hired on the basis of pay. To change suppliers, as many folks think we should, won't gain us anything, since we have no control over who actually does the plowing, and a different supplier could well have the same operators as the current one. It's a real crap shoot.

The board is currently addressing this year's performance, and debating the best way to make next year's better.

All roads in Wayne County, with the exception of private roads, are the responsibility of Wayne County, not Canton Township. CHHA provides snowplowing, not snow removal, as a SERVICE to the homeowners. It is not required, mandatory or entitled. Therefore, the snowplowing fee is not mandatory. The amount of the fee is determined by the snowplowing cost plus administration divided by the number of homeowners willing to pay. Be assured: If CHHA did not provide snowplowing, it would not get done. About 5% of CHHA homeowners decide not to pay the fee, assuming that those who do will carry them and they would get the benefit for free. If enough homeowners choose not to pay, on a street-by-street basis, snowplowing will be canceled.

The terms of our contract are:

- The trucks do not come out until after it has stopped snowing.
- The trucks do not come out for snowfalls less than 2 inches from a single snowfall during a 24 hour period.
- Plowing of streets is guaranteed within 24 hours after it has stopped snowing. Streets are cleared first, then cul-de-sacs.
- Clearing driveways is not included. Everyone gets a mound in their driveway, no matter who plows the street. CHHA can provide a list of independent contractors should you wish to have your drive cleared at your expense.
- Five inches or more of snowfall is considered a snow emergency and plowing may be delayed. Plowing will be completed as expediently as possible. Cars parked on the street during a snow emergency are subject to a citation.
- Every effort will be made in courts and cul-de-sacs to push the snow onto the islands in order to minimize snow banks in driveways and on lawns.
- Sod/mailbox/other damage is accountable to the plowing company. Call them direct at 734-455-1350. Contractors must carry property and liability insurance.
- Because of the uneven condition of the streets, plowing is not down to the pavement. The blades are set up to avoid damaging the trucks and the streets.

Final word - if you choose not to pay for snowplowing, don't complain about it.