



## Carriage Hills Homeowners Association

PO Box 87005, Canton MI 48187 • (734) 459-0422 • cantonchha@aol.com



### SNOWPLOWING

We have contracted with the same company as the past two years to do the snow plowing for our subdivision.

They will come out to plow within 24 hours of the end of a snowfall that exceeds a depth of 2 inches. There are 23 intersections that are salted after the plowing takes place and on an as-needed basis. Board President Lynn McCormick is the main point of contact for all snow removal concerns. If you have a snow removal related issue, contact Lynn at 734-392-7790 or [Lynn@McCormickCommunityManagement.com](mailto:Lynn@McCormickCommunityManagement.com).

**If you think that a street was missed, especially a court or cul-de-sac, call right away and leave a message, even if it's really late or early. Also, report damages as soon as you notice them.** Whenever possible, please remove your vehicle from the street when it has snowed over 2 inches so that they can plow the maximum amount of street width.

Important updates regarding snow removal for our subdivision will be emailed to you and posted on [www.NextDoor.com](http://www.NextDoor.com). *If you want to be on our subdivision email list, be sure to put your email address on your payment remittance slip and mail it with your annual payment or call us at 734-459-0422.*

### Board Meeting Location

Board meetings will continue to be held at 7:00 pm on the first Thursday of every month (except January).

**Most meetings** are held at the Canton Municipal Building located at 1150 S. Canton Center in Meeting Room D. The **December meeting** is held at the Chamber of Commerce at 45525 Hanford.

**Summer meetings** are held at our parks: June 7<sup>th</sup> at Paul Revere Park; July 5<sup>th</sup> at Leeann Park; August 2<sup>nd</sup> at Hanridge Park

#### Park Locations

Visit [www.cantonchha.org](http://www.cantonchha.org) for a map to our four parks or read the article on the next page!

### Carriage Hills HOA Board Members

Lynn McCormick, President, 734-392-7790  
Scott Burek, Treasurer, 248-697-6106  
Vivien Pierson 734-981-4110  
Rick Beniot 734-455-5558  
Chris Swickard 248-770-8398

Marques Nelson, Vice President, 248-756-4311  
Dennis Blanchard 734-634-6760  
Mario Paluzzi 586-925-1512  
Josh Scripko 734-756-1510

**If you would like the board to address an issue, want to report a problem with our common areas, need to discuss making your association payments, or are selling or refinancing and need a status letter, please call the office at 734-459-0422 and talk to Yvonne Emery, our administrative assistant.**



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## CARRIAGE HILLS PARKS - RECENT IMPROVEMENTS & UPDATES

Carriage Hills has four parks that we maintain through your annual assessment fee. These parks belong to every resident in our subdivision and we want them to be enjoyable for everyone.

**Earlier in the season, we replaced worn out swings and chains and thoroughly checked out all of the equipment. Some outdated equipment had to be removed for safety reasons. We are pleased to announce that we replaced the large play structure in Hanridge Park with equipment designed for the age range of 5-12 year olds, and the large play structure in Umberland Park with equipment designed for the age range of 2-5 year olds. Both Paul Revere and Leeann Parks have larger equipment designed for children five and up, but we encourage you to see which park fits your child's ability level in person.** Please take some time to check out all of our parks to see what they have to offer your family. Each park has picnic tables, benches, swings (both baby swings and regular swings) and other play equipment. Hanridge Park has a basketball net, although we may not replace it the next time it is damaged. We increased the amount of times the parks are mowed throughout the season and will be replenishing the mulch around the play structures every year in early summer to keep it fresh. Over the winter, we will be doing tree trimming to ensure the trees are not encroaching on the areas that we mow.

If you are visiting the parks, we want your feedback if you find something that needs attention or repair. Some of the things we are most concerned about include broken equipment, fallen trees or limbs, trash, and vandalism. The board inspects the parks regularly, but we may not see issues right after they happen so please help to be our eyes and ears. Always call 911 if you need emergency assistance or 734-394-5400 for non-emergency police matters. This past summer the bridge between Leeann and Umberland was vandalized with spray paint and, thanks to our helpful homeowners calling right away, we were able to get it handled within 24 hours! Thank you ALL for looking out for our community's assets!

**PARK LOCATIONS:** Each park has a sidewalk leading to it. The sidewalk locations are as follows: **Hanridge Park** between 6181 and 6167 Porteridge Ln.; **Leeann Park** between 43740 and 43726 Leeann Ln.; **Umberland Park** between 43942 and 43928 N. Umberland Cir.; and **Paul Revere Park** between 6518 and 6506 Paul Revere Ln.



Nextdoor is the private social network for neighborhoods and the community. It's an easy way for neighbors to talk online and it's free. Nextdoor allows you to connect with neighbors in our subdivision as well as other local subdivisions. Even the Canton Police Department is a member. Please consider joining the Carriage Hills Nextdoor page by visiting <https://carriagehillscanton.nextdoor.com/> and sign-up.



## From the Board of Directors

The board of directors thanks each and every homeowner for all that you do to make our community welcoming and pleasant. We are always interested in hearing your feedback. Part of the board's purpose is to represent and serve the homeowners and, in order to do so, we need to hear from you if there is a concern that warrants our attention. Do not ever hesitate to contact us, even if you are not sure if it is something that CHHA should address as we can give you direction if it is a city or county issue.

For the first time in a while we had more candidates than positions on the board at our September 2017 annual meeting. A heartfelt "thank you" goes out to Linda Bedard for her many years on the board and for the countless hours she spent writing the meeting minutes as our Secretary. Linda is an amazing neighbor and we all have benefited from her time volunteering for well over a decade! We are excited to welcome Mario Paluzzi, Josh Scripko, Dennis Blanchard and Chris Swickard to the board and look forward to working with them for many years!

Please contact Lynn McCormick at 734-392-7790 for more information on what is involved with being a board member if you are considering running in 2018. Even if you do not want to be on the board, there are ways that you can help our community; contact Lynn or call Yvonne at 734-459-0422 if you are interested in lending a hand!

[www.cantonchha.org](http://www.cantonchha.org)

The Carriage Hills HOA website is updated regularly with the monthly meeting minutes, annual meeting minutes, past newsletters, board member contact information, community map, and our community's documents.

You can usually find out what is going on by reviewing the monthly meeting minutes. It's time for us to update the photos on the website so if you have any photos of our parks that you would like to share we would be grateful for your contribution! Email us at [cantonchha@aol.com](mailto:cantonchha@aol.com).

### Updating Our Community Documents

The governing documents for our HOA are the original documents that the developer created in the 1970's. The board of directors is forming a committee to revise the documents prior to putting it to a vote of the homeowners. If you are interested in being on the revision committee, call, email or indicate it on your payment remittance slip and we will contact you with more info.



The 2018 annual assessment is due no later than January 31, 2018. The mandatory annual assessment fee for every homeowner is \$50.38 and the voluntary snowplowing fee is \$24.62, for a total of \$75.00. Last year we were able to collect the snowplowing fee from 860 of the 987 homeowners! Thank you to everyone who contributes to getting our streets plowed and intersections salted every winter; without you, this service would not be possible! We have also had great success in collecting the assessments using an attorney for those who do not pay after repeated reminders. Those homeowners that chose not pay in 2017 ended up paying as much as \$320 in legal fees on top of the original assessment. The annual assessment is mandatory for the maintenance of our parks and the board has the legal obligation to maintain them. In order to do that, we must ensure that all homeowners pay their assessment. The board greatly appreciates that the vast majority of homeowners pay their dues happily and on time!

[www.cantonchha.org](http://www.cantonchha.org)

CARRIAGE HILLS HOMEOWNERS ASSOCIATION 2018 BUDGET

	2017 Budget	2017 YTD as of 11/30/17	2018 Approved Budget
<b>CHHA INCOME</b>			
Assessments	\$ 48,284.04	\$ 47,648.08	\$ 49,732.56
Assessment Late Fees	\$ -	\$ 2,130.00	
Legal Fees Recovered (Prep & Postage)	\$ -	\$ -	
Legal Fees Recovered (Deeds)	\$ -	\$ 460.28	
Interest on Past Due Accounts Recovered	\$ -	\$ -	
Small Claims Court Costs Recovered	\$ -	\$ -	
Past Year's Assessments W/ Late Fees	\$ -	\$ 343.89	
Certified Mail Recovered	\$ -	\$ 54.00	
Overpayment of Assessments (Returned)	\$ -	\$ -	
Bank Charges Recovered	\$ -	\$ -	
Status Letter Recovery	\$ -	\$ 1,300.00	
Banking Interest & C.D. Interest	\$ -	\$ 64.85	
Snow Plow Administrative Costs	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
<b>TOTAL INCOME (YTD)</b>	<b>\$ 49,534.04</b>	<b>\$ 53,251.10</b>	<b>\$ 50,982.56</b>
<b>CHHA EXPENSES</b>			
Petty Cash	\$ 100.00	\$ 6.09	\$ 100.00
Supplies, Equipment & Repair	\$ 1,200.00	\$ 376.71	\$ 1,000.00
Telephone	\$ 800.00	\$ 564.55	\$ 800.00
Printing	\$ 1,000.00	\$ 832.16	\$ 1,000.00
Postage	\$ 2,100.00	\$ 936.00	\$ 2,100.00
Lawn Maintenance	\$ 10,303.00	\$ 14,253.54	\$ 11,000.00
Building Rental: Storage Unit	\$ 525.00	\$ 495.00	\$ 525.00
Chamber of Commerce Membership	\$ 200.00	\$ 200.00	\$ 200.00
Parks: Supplies, Programs, Equipment	\$ 8,886.04	\$ 45,611.31	\$ 4,687.56
Tree Removal	\$ 4,500.00	\$ 4,040.00	\$ 10,000.00
Handy Man Labor	\$ 600.00	\$ 600.00	\$ 600.00
CPA/ Filing Tax Return	\$ 300.00	\$ 300.00	\$ 300.00
Legal Services - Attorney	\$ 500.00	\$ 2,896.24	\$ 2,000.00
Legal Services - Deeds	\$ 500.00	\$ 192.93	\$ 200.00
Michigan Annual Report Fee	\$ 20.00	\$ 20.00	\$ 20.00
Insurance	\$ 4,500.00	\$ 4,806.00	\$ 5,000.00
Property Taxes	\$ 250.00	\$ 191.76	\$ 200.00
NSF Assessments	\$ -	\$ 47.49	\$ -
Administrative Assistant Fees	\$ 12,000.00	\$ 8,620.00	\$ 10,000.00
Misc. Administrative Expenses	\$ 1,250.00	\$ 1,226.00	\$ 1,250.00
<b>TOTAL EXPENSES</b>	<b>\$ 49,534.04</b>	<b>\$ 86,215.78</b>	<b>\$ 50,982.56</b>
<b>INCOME MINUS EXPENSES</b>		\$ (32,964.68)	
Flagstar Bank Balance		\$ 11,196.53	
Petty Cash		\$ 40.94	
<b>TOTAL CHHA MONEY AVAILABLE</b>		<b>\$ 11,237.47</b>	