

January 2019



## Carriage Hills Homeowners Association

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



### SNOWPLOWING

We have contracted with Serene Surroundings again. This is the company that we hired last year, mid-season, after firing the last plowing company. Serene Surroundings did a great job for us and our contract terms have improved. For a snowfall under 8 inches, snow will be cleared within 12 hours of the completion of the snowfall. 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: 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 6<sup>th</sup> at Paul Revere Park; July 11<sup>th</sup> at Leeann Park; August 1<sup>st</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  
Josh Scripko, Treasurer 734-756-1510  
Scott Burek 248-697-6106  
Vivien Pierson 734-981-4110

Chris Swickard, Vice President, 248-770-8398  
Mike Luttrell, Secretary, 734-957-6986  
Dennis Blanchard 734-634-6760  
Rick Beniot 734-455-5558

**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.**

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



## PARK TREE TRIMMING/REMOVAL & VOLUNTEER OPPORTUNITIES

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.

**This winter we are hiring Art's Residential Tree Service to trim trees around all of the lawn areas of the parks, remove dangerous limbs, and remove dead trees that could fall and damage the property of nearby homeowners. This work will take place, weather permitting, over the winter. If you see workers in the park, be advised that you will have to exercise caution if you are trying to utilize the park at the same time (kids playing or walking dogs). The board is also still seeking companies able to refinish our tennis court in Umberland Park. We really hope to refinish it this year, but the price has to make sense with the amount of people that will use it.**

**This past summer, a family in the community volunteered time to picking up trash in one of the parks so that the students could earn service hours for school. If any students on the neighborhood are looking for service hours, we would be happy to sign off on your time. The parents would have to sign a volunteer waiver and take a picture of the trash collected as proof. If you are interested in this, call Yvonne at 734-459-0422.**

If you haven't already, 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. We will continue to replenish the mulch around the play structures every year in early summer to keep it fresh.

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.

**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.

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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

We want to extend a “thank you” to Marques Nelson for his many years as a volunteer on the board. We are excited to welcome Mike Luttrell to the board and thank him for taking on the task of being our secretary for the meeting minutes. We have one open seat on the board and if you would like to be considered for it, contact Lynn McCormick at 734-392-7790 for more information on what is involved with volunteering.

The board of directors thanks each and every homeowner for all that you do to make our community welcoming and pleasant. 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. We can give you direction if it is a city or county issue.

[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. We still need 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

By January 5<sup>th</sup>, the document review committee will be disseminating hard copies of the Articles of Incorporation, Declaration and Bylaws to the residents who have already volunteered. Clean copies of these documents are also being placed on the website. Committee members are asked to review these documents, make notes and bring both to the meeting that will be held on Tuesday, January 15, 2019 at St. Michael Lutheran Church located at Sheldon and Warren. A reminder email will be sent in early January. If you have not yet volunteered, but would like to join the committee, please contact Vivien Pierson at [vcpierson@msn.com](mailto:vcpierson@msn.com).

The 2019 annual assessment is due no later than January 31, 2019. The mandatory annual assessment fee for every homeowner is \$51.89 and the voluntary snowplowing fee is \$23.11, for a total of \$75.00.



Last year we collected the snowplowing fee from 880 of the 987 homeowners, the highest amount collected in our community's history! Thank you to everyone who contributes to getting our streets plowed and intersections salted; without you, this service (and improved service terms) 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 few homeowners that chose not pay in 2018 will end 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 2019 BUDGET

CHHA INCOME	2018 Budget	2018 YTD as of 11/30/18	2019 Approved Budget
Assessments	\$ 49,732.56	\$ 49,019.74	\$ 51,224.54
Assessment Late Fees	\$ -	\$ 1,995.00	
Legal Fees Recovered (Prep, Postage, Deeds, Etc.)	\$ -	\$ 595.99	
Interest on Past Due Accounts Recovered	\$ -	\$ 8.81	
Small Claims Court Costs Recovered	\$ -	\$ -	
Past Year's Assessments W/ Late Fees	\$ -	\$ 191.39	
Certified Mail Recovered	\$ -	\$ 36.00	
Overpayment of Assessments (Returned)	\$ -	\$ 0.45	
Bank Charges Recovered	\$ -	\$ -	
Status Letter Recovery	\$ -	\$ 2,300.00	
Banking Interest & C.D. Interest	\$ -	\$ 48.51	
Snow Plow Administrative Costs {paid from snow removal income to cover admin time processing payments & handling snow removal issues}	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
<b>TOTAL INCOME (YTD)</b>	<b>\$ 50,982.56</b>	<b>\$ 55,445.89</b>	<b>\$ 52,474.54</b>
<b>CHHA EXPENSES</b>			
Petty Cash	\$ 100.00	\$ 2.97	\$ 100.00
Supplies, Equipment & Repair	\$ 1,000.00	\$ 498.00	\$ 1,000.00
Telephone	\$ 800.00	\$ 748.62	\$ 800.00
Printing	\$ 1,000.00	\$ 775.92	\$ 1,000.00
Postage	\$ 2,100.00	\$ 1,116.65	\$ 2,100.00
Lawn Maintenance	\$ 11,000.00	\$ 9,969.48	\$ 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	\$ 4,687.56	\$ 4,512.05	\$ 4,679.54
Tree Removal	\$ 10,000.00	\$ 5,218.39	\$ 11,700.00
Handy Man Labor	\$ 600.00	\$ 600.00	\$ 600.00
CPA/ Filing Tax Return	\$ 300.00	\$ 300.00	\$ 300.00
Legal Services - Attorney	\$ 2,000.00	\$ 180.00	\$ 2,000.00
Legal Services - Deeds	\$ 200.00	\$ -	\$ -
Michigan Annual Report Fee	\$ 20.00	\$ 20.00	\$ 20.00
Insurance	\$ 5,000.00	\$ 4,622.00	\$ 5,000.00
Property Taxes	\$ 200.00	\$ 125.42	\$ 200.00
NSF Assessments	\$ -	\$ -	\$ -
Administrative Assistant Fees	\$ 10,000.00	\$ 8,670.00	\$ 10,000.00
Misc. Administrative Expenses	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
<b>TOTAL EXPENSES</b>	<b>\$ 50,982.56</b>	<b>\$ 39,304.50</b>	<b>\$ 52,474.54</b>
<b>INCOME MINUS EXPENSES</b>		\$ (16,141.39)	
Flagstar Bank Balance (11/30/18)		\$ 21,469.75	
Petty Cash (11/30/18)		\$ 97.03	
<b>TOTAL CHHA MONEY AVAILABLE</b>		<b>\$ 21,566.78</b>	