



Carriage Hills Homeowners Association

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



SNOWPLOWING

We have contracted with Serene Surroundings again. Serene Surroundings did a great job for us last winter and we are pleased to continue the 3-year contract. As a reminder, 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 (see page 2 for the list). Lynn McCormick is the main point of contact for all snow removal concerns: 734-392-7790 or Lynn@McCormickCommunityManagement.com. If you want to text information, a complaint, or a picture of something that needs attention, use Lynn's cell phone 734-673-9170. Be sure to identify your name and address.

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 is really late or early. Also, report damages as soon as you notice them so that they can be put on the spring repair list. Damaged mailboxes must be reported within 48 hours. Please try to remove your vehicle from the street when it has snowed over 2 inches so that they can plow the maximum amount of street width, otherwise they have to swerve around parked cars and leave snow in the street. Important updates regarding snow removal for our subdivision will be posted on www.NextDoor.com. Continued on Page 2...

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 4th at Paul Revere Park; July 9th at Leeann Park; August 6th at Hanridge Park

Park Locations

Visit 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, Director, 248-697-6106
Angela Smith, Director, 248-470-6136
Mike Luttrell, Director, 734-957-6986

Chris Swickard, Vice President, 248-770-8398
Jeri Sunisloe, Secretary, 248-767-9654
Dennis Blanchard, Director, 734-634-6760
Rick Benoit, Director, 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.



Parks: 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. The park locations are listed below. 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.



Township Ordinances: Occasionally, residents will call us asking for the board's help resolving issues that may be against Canton's ordinances. The board only has jurisdiction over our four parks and, therefore, cannot get involved in homeowner-related issues that may be against the township's ordinances. If you do find that there is an ordinance issue that you want help resolving or learning more about, please call ordinance enforcement at 734-394-5400 then press 2, then press 1 to speak to or leave a message for an ordinance enforcement officer.



Intersections: We salt 23 intersections in the community, and they are salted after the plowing has taken place and on an as-needed basis. If you frequent any of the following intersections and believe that it should be salted, please contact Lynn

at 734-673-9170 with the details and it will be inspected and salted, if it is warranted:

- SUB 1:** 1. On Umberland North at Sheldon (East side), 2. On Umberland South at Sheldon (East side);
SUB 2: 3. On Durham at Hanford, 4. On Southampton at Hanford, 5. On Bannockburn at Hanford, 6. On Leeann at Hanford, 7. On Runnymede at Hanford (North side), 8. On Hanford at Sheldon (East side);
SUB 3: 9. On Dennisport at Sheldon, 10. On Hallcroft at Hanford; **SUB 4:** 11. On Republic at Morton Taylor (East side), 12. On Bunker Hill Lane at Warren, 13. Carriage Hills Drive at Republic; **SUB 5:** 14. On Cape Cod Way at Sheldon, 15. On Westminister Way at Sheldon (West side), 16. On Hanford at Sheldon (West side), 17. On Porteridge at Hanford; **SUB 6:** 18. On Guilford at Hanford, 19. On Clarendon at Hanford, 20. On Hanford at Morton Taylor (West side), 21. On Westminister Way at Morton Taylor (West side), 22. On Runnymede at Hanford (South side), 23. On Westminister Way at Sheldon (East side)



PARK LOCATIONS: Park locations can be seen on the map on our website. Each park has a sidewalk leading to it at the following locations:
Hanridge Park has three sidewalks leading to it - between 6181 and 6167 Porteridge Ln., or next to 6359 Porteridge Ln., or between 44711 and 44679 Hanford Road
Leeann Park between 43740 and 43726 Leeann Lane
Umberland Park between 43942 and 43928 N. Umberland Circle
Paul Revere Park between 6518 and 6506 Paul Revere Ln.



From the Board of Directors

Following this year's annual meeting, we are excited to welcome Jeri Sunisloe and Angela Smith to the board. Jeri has graciously taken on the task of recording the minutes of our meetings. We also wish to thank Vivien Pierson for her service to the board: her input will be missed, but we are grateful for the time she invested.

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

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.

We are excited to announce that Charles Steele, our long-time website update volunteer, has fully revamped the Carriage Hills website. Please visit the site and see the wonderful changes and updates. Also, be sure to email us at cantonchha@aol.com if you have something that you wish to contribute to the website.

Updating Our Community Documents

The board of directors has been working with the attorney to develop a revised set of community documents. The next step will be to meet with the document revision committee volunteers to finalize all proposed changes. Once the changes are agreed upon, a final set of documents will be mailed to each homeowner in the community with an explanation of the changes, notification of a meeting to discuss the changes, and a ballot. Each homeowner will be required to vote on the revised documents and 66.67% of the community will have to vote in favor of the changes for the amendments to pass. Committee members will be contacted once the attorney has provided the first set of revisions.

The 2020 annual assessment is due no later than January 31, 2020. The mandatory annual assessment fee for every homeowner is \$53.45 and the voluntary snowplowing fee is \$24.55, for a total of \$78.00.



Last year we collected the snowplowing fee from 887 of the 987 homeowners, again 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 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 2018/2019 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

CARRIAGE HILLS HOMEOWNERS ASSOCIATION 2020 BUDGET

	2019 Approved Budget	2019 YTD as of 11/30/19	2020 Approved Budget
CHHA INCOME			
Assessments	\$ 51,224.54	\$ 50,177.63	\$ 52,761.27
Assessment Late Fees	\$ -	\$ 2,049.00	\$ -
Legal Fees Recovered (Prep & Postage)	\$ -	\$ 210.92	\$ -
Interest on Past Due Accounts Recovered	\$ -	\$ -	\$ -
Small Claims Court Costs Recovered	\$ -	\$ -	\$ -
Past Year's Assessments W/ Late Fees	\$ -	\$ 238.25	\$ -
Certified Mail Recovered	\$ -	\$ 40.89	\$ -
Overpayment of Assessments (Returned)	\$ -	\$ 3.11	\$ -
Next Year's Assessments	\$ -	\$ 53.45	\$ -
Status Letter Recovery	\$ -	\$ 2,000.00	\$ -
Banking Interest & C.D. Interest	\$ -	\$ 58.10	\$ -
Snow Plow Administrative Costs	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
TOTAL INCOME (YTD)	\$ 52,474.54	\$ 56,081.35	\$ 54,011.27
CHHA EXPENSES			
Petty Cash	\$ 100.00	\$ 10.63	\$ 100.00
Supplies, Equipment & Repair	\$ 1,000.00	\$ 578.29	\$ 500.00
Telephone	\$ 800.00	\$ 550.96	\$ 800.00
Printing	\$ 1,000.00	\$ 615.88	\$ 1,000.00
Postage	\$ 2,100.00	\$ 1,087.20	\$ 2,300.00
Postage and Printing for Document Revisions	\$ -	\$ -	\$ 4,000.00
Lawn Maintenance	\$ 11,000.00	\$ 8,236.08	\$ 11,000.00
Building Rental: Storage Unit	\$ 525.00	\$ 550.00	\$ 550.00
Chamber of Commerce Membership	\$ 200.00	\$ 200.00	\$ 200.00
Parks: Supplies, Programs, Equipment	\$ 4,679.54	\$ 5,057.00	\$ 5,191.27
Tree Removal	\$ 11,500.00	\$ 11,350.00	\$ 5,000.00
Handy Man Labor (paid in December)	\$ 600.00	\$ -	\$ 600.00
CPA/ Filing Tax Return	\$ 300.00	\$ 300.00	\$ 300.00
Legal Services - Attorney (Collections/Advice)	\$ 2,000.00	\$ 50.00	\$ 1,000.00
Legal Services - Deeds	\$ 200.00	\$ 30.00	\$ 200.00
Legal Services - Document Revision	\$ -	\$ 855.00	\$ 5,000.00
Michigan Annual Report Fee	\$ 20.00	\$ 20.00	\$ 20.00
Insurance	\$ 5,000.00	\$ 4,699.00	\$ 4,800.00
Property Taxes	\$ 200.00	\$ 121.73	\$ 200.00
Administrative Assistant Fees	\$ 10,000.00	\$ 8,750.00	\$ 10,000.00
Misc. Administrative Expenses	\$ 1,250.00	\$ 1,250.00	\$ 1,250.00
TOTAL EXPENSES	\$ 52,474.54	\$ 44,311.77	\$ 54,011.27
INCOME MINUS EXPENSES		\$ 11,769.58	\$ -
FLAGSTAR Balance		\$ 26,807.53	
Petty Cash		\$ 86.40	
TOTAL CHHA MONEY AVAILABLE		\$ 26,893.93	