

CARRIAGE HILLS RESIDENTS ASSOCIATION NEWSLETTER FALL 2008



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WELCOME TO THE NEW CARRIAGE HILLS NORTH WEBSITE!!

Beginning September 2008, the newsletter will be sent via our new web site. All you have to do is go to www.commoninterest.com and click on "New Homeowner? Sign up Here."

Fill out the information requested and you will automatically be re-directed to the Carriage Hills Residents web site. What can you do on the site?

- You can check your account and pay your dues online
- You can request an architectural/landscape approval form
- You can read/check the CC&Rs
- There will be a community calendar, bulletin board and the newsletters as well as special announcements
- You can contact our manager, Lindsay Fox-Cardin and board members

As time goes on, we will add more and more information and features to our site. It will allow us to better communicate with residents and you can access the information at any time. It will also save us a substantial amount of money if we don't have to do so many mailings during the year.

****If you don't have access to the Internet, then you can request that a paper copy of the newsletter be sent to you. Contact Jeff Gollihar at 925-743-3080 ext. 237. You will still be able to call Common Interest Management for all your needs and requests. ****

COMMUNITY NEWS

1. MEET THE CANDIDATE NIGHT: The November election is also an important one for the City of Richmond. The number of council members is being reduced from 9 to 7 and there are 10 candidates running for three seats: *John Marquez (CHNorth resident) *Harpreet Sandhu (CHSouth resident) *Tom Butt, *Nat Bates, Jovanta Beckles, Corky Boozé, Rock Brown, Mavdeep Garcha, Dr. Jeff Ritterman and Chris Tallerico (*incumbent).

There are also important State, Regional and County measures on the ballot (totaling 19) that involve a lot of potential taxes on homeowners. In order to help our residents be better informed about their choices, the neighborhoods in this area of Richmond and El Sobrante are organizing a 'Meet the Candidates Night' at Olinda School in the multi-purpose room. Save the date of **Wednesday, October 15 from 7-9 PM.** Also, a citywide 'Meet the Candidates Night' will be shown on cable, KCRT, at 6 PM on

October 1 and repeated thereafter. Questions will be taken from the audience and can also be sent in via phone and email.

2. NEW CELL TOWER: AT&T plans to construct a new 45-foot cell tower next to the one currently owned by T-Mobile. AT&T has been using the T-Mobile tower but after December 2008, that will end. The Contra Costa Planning Department wants all cell towers to be camouflaged as fake trees. A lone 45-foot fake pine tree on a hill devoid of trees isn't the best scenario for us. We have appealed to the Planning Department to allow AT&T to build a regular tower attached to the current tower that will be less intrusive to the site. If that fails, AT&T has tentatively agreed to plant a grove of pine trees around the tower to make it seem more 'natural.' The plan is to complete the tower before December 2008. We will keep you updated. However, we don't expect that this will dramatically improve service to our neighborhood.

3. CASTRO RANCH ROAD ISSUES: As you all have seen and heard, the trespassing of motorbikes onto private property continues to be a noise nuisance as well as a fire danger. Other illegal activities are going on as well. The properties are in Contra Costa County and under the jurisdiction of the Sheriff's Department. To date, the Sheriff has not responded to calls from our neighborhood about the problem. We spoke with Supervisor John Gioia and met with his chief of staff and the County Code Enforcement Officer to see what we could do. The Richmond Police Department would like to help us out but the properties in question are not within their jurisdiction. We have been told that an agreement between the Sheriff's Department and the RPD to police the area jointly might be possible. Since our meeting in July, an agreement has yet to be brokered. Continue to call the Sheriff about the problem (510-262-4203). The more calls, the greater the chance that attention will be focused on the issue. (John Gioia's contact info is: 510-374-3231 jbioia@bos.cccounty.us)



4. WATER MAIN BREAKS: There have been a large number of water main breaks in the laterals that run from the curb to the center of the street. No doubt you've seen the leaks or the EBMUD crews working around the neighborhood, especially on Carriage Drive this summer. The 'word on the street' is that the original laterals were defective and are now failing in record number. We have asked a representative from EBMUD to come to a Board Meeting to bring us up to date on the problem and what EBMUD plans to do about it. Some of our streets are due to be repaved in 2009 and clearly this problem needs to be fixed before the repaving starts.

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5. OTHER COMMUNITY NEWS:

- The Richmond Police Web site can be helpful in filing complaints about noise nuisance and other quality of life issues. Go to www.richmondpd.net.
- Republic Services are offering a free e-waste collection event on September 27th & 28th. The event will be located at the West County Resource Recovery Facility located at 101 Pittsburg Ave. Call 877-748-3040 for an appointment or for any questions.
- The plans to develop Point Molate (near the Richmond Bridge & Chevron) are back on the table. Developers and the City envision a resort and casino along with other amenities. You can check out the plans at www.pointmolateresorts.com.
- To contact the City of Richmond with a complaint or a request for service, go to www.ci.richmond.ca.us. Click on Cor-Connect and contact the appropriate department. You will receive a confirmation email within a week.
- To get the "stop junk mail kit" go to www.stopjunkmail.org or call 1-877-786-7927. The kit spells out what you need to do to reduce junk mail and includes pre-addressed postcards to help get the job done.

RECORD NUMBER OF CC&R VIOLATIONS

We have seen a big increase in the number of violation letters sent out over recent months. The CC&Rs are a huge document and not very user friendly. They will be revised, updated and made more accessible during the coming year. But in the meantime, here are some reminders that reflect the many violation letters sent out.

- Boats and RVs may not be stored or parked within the development. The limit is 24 hours for loading and unloading.
- Inoperable and/or vehicles without current registration are illegal on the street and in violation in driveways as well.
- Trash cans should be put behind the fences on Monday evening.
- Fences that are leaning, propped up or have fallen down were to be replaced or repaired by July 31. Party fence replacement costs are to be shared between neighbors and in some cases, with Parcel A & B, with the HOA. The only material acceptable for fences is redwood and the height limit is 6 feet. They can be left natural, stained 'loam' color or stained with a clear coating.
- Architectural/Landscape approval forms are necessary for any changes you make to the exterior of your home or lot. This includes painting, windows, garage doors, landscape changes, new fences, pavers and concrete work. Allow at

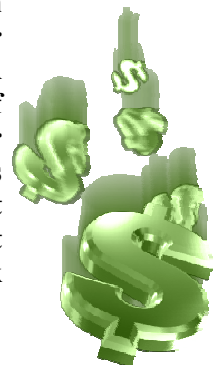
least 2 weeks for the approval process and do not begin work unless you get final approval.

- The only approved paint colors are on the Kelly Moore chart posted at the mailbox bulletin board or available in Kelly Moore stores. You can use another brand, but you must match the colors.
- You may not operate a business from your home or work on cars in your garage area.
- Large trucks (including box trucks) and trailers may not be parked in residential areas according to City codes and the CC&Rs.
- Be a good neighbor and follow the law about keeping your dog(s) on a leash and picking up the poop. Most dog owners do comply but a few do not.
- **AND now for the most important! Front yards!** Too many residents are letting their lawns & plants die. We are allowed, under water rationing, to water three times a week. We expect that residents will do so and continue to mow, weed and edge their lawns/landscaping on a regular basis. For more information on water rationing and what you can do, go to www.ebmud.com and click on the Drought Help Center.

If you get a violation letter, **PLEASE COMMUNICATE**. Contact our manager, Lindsay Fox-Cardin or her customer service assistant, Jeff Gollihar via the web site, email (LFox@commoninterest.com or jgollihar@commoninterest.com) or phone 925-743-3080 (ext 237). Tell them you have fixed the problem, or when you will fix it, or ask for clarification. We would like to avoid the next step, which is calling you to a hearing.

ANNUAL ASSESSMENTS REMINDER

The Annual Assessment of \$270 (i.e. dues) was due June 1, 2008 and late July 1, 2008. The Annual Assessment is now due only once a year in June. Our policy for late assessments says that delinquent accounts will be sent to collections after 120 days (4 months), which is October 1, 2008. Once your account is prepared and sent to our collection agency the fees can easily double or triple the amount originally owed. A lien is also placed on your property. If you haven't paid your assessment for 2008, please settle your account as soon as possible. You can now do it online. If you have any doubts about whether you paid or not, please check your account to be certain.



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FALL MAINTENANCE

During the next month, the HOA will be cleaning the V-ditches on the common areas (Parcel A & B). It's time to get ready for the next (hopefully) rainy season. Here is a list of common Fall maintenance items for your 'to do' list:

- Clean out your V-ditch
- Fix other drainage issues on your property
- Fence repair/replacement
- House painting
- Gutter & spout cleaning
- Trim trees (especially those overhanging the sidewalks and your neighbors' yards) Remove dead trees that might fall during the rainy season.
- Repair cracks in driveway, sidewalks, patios as well as those in the stucco or around windows and doors.
- Chimney cleaning
- Change filters on your furnace, insulate and secure water heaters
- Insulate your house and garage
- Waterproof decks and spa covers
- Aerate your lawn
- Check for leaks in your irrigation system and turn off timers. It is not uncommon to see sprinklers running while it is raining.
- Check your earthquake emergency supplies and plans.

Upcoming 2008 Meetings: October 21st, November 18th, no meeting in December

Board Meetings are held the third Tuesday of the month at the Carriage Hills South Clubhouse (Cross Streets are Country View Drive and Saddleback Court). Homeowner's

Forum is normally at 6:30 PM. At least four days before the meeting the agenda will be posted in the mailbox area. Please take a moment to read it as there will most likely be something listed of interest to you or someone you know.



Your Board of Directors

President: Kaye McKleroy (Community Liaison Committee)
Doomack@aol.com

Vice President: Lin Conrad (Landscape Committee)
Ccd75@comcast.net

Secretary: Sharon Collins sharon@collins-mgmt.com

Treasurer: Judie Lowman Lowmanjudie@aol.com

Director: Alan Heynssens (Architectural Committee)

PLEASE SEND US YOUR EMAIL!

We would like to compile an e-mail list of ALL residents. Please send your e-mail to Jeff Gollihar at

Common

Interest Management:

JGollihar@commoninterest.com

**SUBJECT: CARRIAGE HILLS
EMAIL LIST**

Then be sure to give us your name, address and e-mail in the body of the e-mail. We'd also appreciate your phone number as well. THANKS!!!!!!



Carriage Hills Residents Association

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