

CARRIAGE HILLS RESIDENTS ASSOCIATION

NEWSLETTER SUMMER 2008



Page 1

Bob Coontz: In Memoriam

For those of you who haven't already heard, former Board President, Bob Coontz, passed away on April 2, 2008.



Bob was very dedicated to Carriage Hills North and served as the board president for 15 years. The wonderful neighborhood that we live in today is due in part to Bob's efforts and countless hours of volunteerism. We will miss his presence.

VERY HIGH FIRE HAZARD

SEVERITY ZONE

The fire hazard season has arrived early this year and it is imperative that homeowners do their part by creating a defensible space around their homes. Homeowners who have hills with native grasses & vegetation should make sure they are mowed down as soon as possible. Richmond Fire Department crews will begin inspections in June 1st. Non-compliance after June could mean a hefty fine.

"Please make sure that there is only decorative landscaping 0'-30' from any structures on your property and that all vegetation 30'-100' from structures on your property is trimmed to no more than 18" in height."

The homeowners' association will also be sending violation letters to those who don't comply by the end of June.

The HOA will create a fire break on the common area parcels A & B. Parcel A is behind upper Carriage up to El Sobrante Ridge and Parcel B is between Conestoga and Coach. Those of you who live on upper Buckboard and lower Carriage border EBMUD property. **EBMUD** creates a fire break and the contact person is **Scott Hill 510-287-2023**. Those of you who

live on upper Coach border with **East Bay Regional Parks**. Typically, they use goats to clear a fire break but often they don't clear behind the houses on Coach. Those residents should contact **Cliff Rocha at 510-223-7840** to make sure the area behind your houses is cleared.

Water Rationing

Reducing our water usage by 19% will be a challenge this summer. However, **our standards for landscaping have not changed**. We expect that lawns will continue to be mowed, edged and weeded and maintained as before. Our lawns may not be as lush, but with the three times a week watering rule, it should be enough to keep our landscaping alive. Completely brown or dead lawns will not be tolerated. You may want to consider dryscapes, drip irrigation and drought tolerant plants as we head into a potential drought period. Remember to file an architectural/landscape approval form before you change up your landscaping. To review the water rationing rules and to get tips on saving water, go to the EBMUD website.



Solar Energy

For those of you who might be interested in solar energy equipment, here is the CC&R rule: *"The installation of any roof-top structures or system to accommodate solar energy equipment or skylights must have architectural approval before its installation. The Architectural Committee will review and evaluate each submittal on an individual basis and approval will*

CARRIAGE HILLS RESIDENTS ASSOCIATION

Page 2

be based to a great extent on the resident's ability to design and accommodate the installation with the least amount of exposure to adjacent lots."

Street Paving Update

Due to the huge grass roots effort on the part of board member, Sharon Collins, we were able to present petitions of over 235 signatures to the Richmond City Council on April 15th. Board members Sharon Collins, Kaye McKleroy and resident Dave Hollingshead spoke to the City Council and along with the petitions asked that Carriage Hills North be re-considered and placed on the paving list for 2008. We received the following email from Rich Davidson, the City Engineer:

"Kaye, David and Sharon,

I am writing this to inform you that we have added to our 2009 paving program the reconstruction of Carriage Drive and Conestoga Way. There is some design work that needs to be done with this reconstruction that couldn't be completed in time for the 2008 program. We will continue to pursue funds to complete your remaining streets. I know this just a start but I want you to know that Andy and I will work with you to help you reach your goal of getting your whole subdivision re-paved."

*Rich Davidson
City Engineer
1401 Marina Way South
Richmond, CA 94804
(510)-307-8105*



New Carriage Hills North Web Site

This is the last newsletter that we will be sending via snail mail. With the new fiscal year beginning in June 2008, we will be setting up a Carriage Hills North web site for our residents

to use. You will be able to communicate with the board and Common Interest Management, check your account, read the newsletter, and access many other customer service features.

We will also be sending the newsletter electronically to those who have given us their email addresses. If you haven't already done so, please send us your email address. There are some residents who don't have access to the internet. Please let us know who you are and we will continue to send you a paper version of the newsletter.

Please contact Jeff Gollihar at Common Interest Management to give him your email address or a request for a paper version. All contact information is at the end of this newsletter.

City of Richmond Free Neighborhood Clean-up

This is the year for our free clean-up sponsored by the City of Richmond. There will be **no garage sale** this year. Like last time, the City will bring dumpsters to the neighborhood on the morning of Saturday June 14. There will be two dumpsters: one for junk and one for metal. Sims Metal will issue a rebate check to the HOA for all the metal collected. **As always, construction waste and toxic materials may not be put in the dumpsters.** Phone Richmond Sanitary for proper disposal of toxic wastes.



Residents who are disabled or Seniors can get assistance from City workers on that day. You must identify yourselves to Kaye McKleroy (262-9135 or doomack@aol.com) if you wish to have this service. Details about the location of the dumpsters and the time frame are not available in time for this newsletter, so please check the mailbox bulletin boards for updates.

CARRIAGE HILLS RESIDENTS ASSOCIATION

Page 3

July 31 Deadline for Painting and Fence Repair/Replacement

Some of you have received letters requesting that you repair/replace your broken fences and/or that your house needs painting. Please remember that the **deadline for completing this is July 31**. Call Jeff Gollihar at Common Interest Management with your plans for completion.

There are still funds available on a first come first serve basis for those of you who share a rear fence with the HOA on parcels A or B. The policy requires that you get three estimates, get approval, replace the fence and then submit a final bill for payment. Any questions should be directed to Jeff at Common Interest Management.

And we always remind homeowners that an architectural/landscape approval form is needed for house painting, new windows, new garage doors, new landscaping, and any other changes to the exterior of your house or lot. You can get the form from Common Interest Management. Please submit the form and get approval before beginning any work.

Summertime Issues



Summertime and vacation bring out specific concerns within the neighborhood.

- Please observe the 25 mph speed limit within the development as there will be more children out at play.
- Our beat officer, Officer Rob Branch, reminds us that small motorized scooters and bikes are illegal on city streets and sidewalks, on the private lands along Castro

Ranch from Amend to Conestoga and within the East Bay Regional Parks.

- Graffiti has become a problem recently. Tags have been removed from the entrances and homeowners are responsible for removal on private property as soon as possible. Don't hesitate to contact our beat officers at PDBeat9@richmondpd.net or by phone: **510- 620-6933** if you see any suspicious activity.
- Portable basketball standards are allowed on the front driveways but must be removed daily.
- Boats and RVs may park for **24 hours only** for loading and unloading within the development. They cannot be stored in the driveway nor on the streets.

Problems With Properties Along Castro Ranch

As many of you have seen and heard, there are numerous incidents of moto-cross bikers trespassing onto private properties in the county from Amend to Conestoga. They also cross over into East Bay Regional Park land as well. One incident involved an overnight party with a fire pit found smoldering the next day and another involved stolen cars and illegal dumping. Obviously these are hazards we want to avoid.

One of the main frustrations for the homeowner associations and neighborhood councils in this area is that we are part of the City of Richmond and the properties in question are in Contra Costa County. Efforts to resolve the issues often run into jurisdiction roadblocks and take a lot of time. Recently, we have been able to speak with Supervisor John Gioia who has promised to help us with this issue. Stay tuned.

CARRIAGE HILLS RESIDENTS ASSOCIATION

Page 4

You can send your concerns to Supervisor Gioia at jgioi@bos.cccounty.us or phone the Contra Costa Sheriff at 510- 215-0540. We have been told that more calls = higher on the priority list.

Spraying For The Light **Brown Apple Moth**

Many of you are aware that the State of California had decided to spray our area for an infestation of the light brown apple moth beginning in August 2008. Here is why you should be concerned:

- Hundreds of people in Santa Cruz and Monterey County have reported adverse health reactions. The state has not planned an environmental report until after the spraying.
- The spray is an agricultural spray that has never been tested for toxicity for humans and animals.
- Our area could be sprayed for 3 to 4 nights in a row at 30 day intervals for five months. The spray is in the form of a time-released capsule that remains in the environment for 30 days or longer.
- CDFA (CA Dept of Food & Agriculture) itself says the moth has done no crop damage in California to date. Most biologists agree that the spraying will not eradicate the moth.
- the spraying will impact disproportionately vulnerable segments of our population (children, elderly, pregnant women, those with chronic illnesses and the homeless)



Some progress has been made in Sacramento, but to stay informed, go to the

website: www.stopthespray.org or email: eastbayinfo@stopthespray.org.

Carriage Hills Real Estate Market

Along with the economic downturn, we have had some home foreclosures in the neighborhood. The good news is that most have been sold, albeit at a lower price. Thanks to the vast majority of our residents who continue to take pride in ownership and maintain their homes and landscape in good condition. All for one and one for all!

Some residents have decided to rent their houses. This is just a reminder that we require that information on your lease and tenants must be filed with the homeowners' association. You can do that by calling Common Interest Management for the proper form and procedure.

IMPORTANT PHONE NUMBERS

You might want to clip out the following list of phone numbers for your reference.

Beat 9 Richmond Police

510-620-6933

Contra Costa Sheriff

510-215-0540

EMBUD Firebreak

Scott Hill 510-287-2023

East Bay Regional Park firebreak

Cliff Rocha 510-223-7840

Supervisor John Gioia

510-374-3231

Mayor Gayle McLaughlin

510-620-6503

Council Member John Marquez

Carriage Hills North resident

510-236-2604

CARRIAGE HILLS RESIDENTS ASSOCIATION

Page 5

Upcoming 2008 Meetings: June 17th, July 15th, August 19th, and September 16th



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.



Carriage Hills Residents Association

C/o Common Interest Management Services
315 Diablo Road, Suite #221
Danville, CA 94526-3409
(925) 743-3080 / fax (925) 743-3084

Lindsay Fox-Cardin, CCAM

Community Association Manager, ext. 238
LFox@commoninterest.com

Jeff Gollihar

Customer Service Representative, ext. 237
JGollihar@commoninterest.com

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!!!!!!

