



Carriage Hills Residents Association

News & Views

from the Board of Directors

Asphalt Paving Update

For the paving update for the newsletter - info below.

- The original bids from August were disqualified because they did not follow contract compliance.
- New call for bids will go out October 20 and accepted in November/early December
- This means that paving most likely won't happen until the spring
- Residents on Carriage and Conestoga received post cards from the city stating it was a good time to repair sewer lateral before paving started this fall. That post card was premature. There will probably be no paving this fall and our sewer laterals are fine - it is the water main laterals that have caused problems because many were defective. EBMUD repairs those laterals when they break and many have along Carriage, Conestoga and Coach.

The board is very involved in this paving project and keeping tabs with the city on every move. With luck and patience, Carriage and Conestoga will be repaved in the spring.

Bylaw/CC&R Revision Vote

Our revised Bylaws and CC&Rs were mailed to you in September 2009 on a CD with the full documents plus a summary page of the changes and voting materials. They are also posted on the association's website www.carriagehillsRA.org and you may request a copy from the management company if you need a hard copy.

Mary Filson, Esq. from Berding-Weil, our association lawyer, answer questions about the revisions at the September 15, 2009 Board Meeting.

Your vote is crucial. Please return your ballots right away. If we don't get enough of response, then the HOA will have to mail a second notice and then start a door to door campaign.

Please do help us to get these documents passed so that the HOA can move forward with the update documents. It has been a \$10,000 investment for the HOA and we don't want to waste the HOA's funds.

Cast Your Vote Today!

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Architectural Request Form

Before you make any changes to the exterior of your home, you must advise your neighbors and obtain their signatures and receive written approval from the Architectural Committee prior to starting any changes. A copy of the form is reprinted and enclosed with this newsletter and is also available www.carriagehillsRA.org.

Safety

When EVERYONE works together, we can make the community safer. Your call could save a life. You can help by reporting:

- Loitering in and around vehicles, on private property, near business and homeowners associations.
- Illegal Gambling
- Drug Sales
- Suspicious vehicles/activities

You can report anonymously. Call (510) 233-1214 press #2 for suspicious activity or call 911 for calls in progress. (To avoid having your 911 call diverted to the CHP from a cell phone, please preprogram the RPD non-emergency number (510) 233-1214 into your phone and press 0 to be connected with dispatch.)

RPD's Crime Tip Line is (510) 232-TIPS. www.richmondpd.net

How to Talk to Your Neighbor

Dear HOA: Is there a tactful way to tell your neighbor that something they do is bothering you? I have a lovely neighbor who probably doesn't even know its bothering me. From "Noisy Chimes "

Dear Noisy: Here's how I'd handle it. I'd bake a batch of cookies or a pie. As you offer the goodies to your neighbor, say, "I'm sure you're not aware of this, but your _____, is bothering me." Would you mind doing _____. If you have cultivated a good neighbor relationship, I'm sure they will accommodate you.

Lot to Lot Issues

The HOA has limited authority over private lot issues outside of those that fall into maintenance, landscape, or architectural control. View issues, trees between neighbors, fence replacement, and other disputes that only affect the two neighbors, are not subject to Board authority. What the HOA can do is offer informal dispute resolution to two parties that are unable to resolve their differences. The process involves the HOA sending an offer to each party. If both parties respond asking for assistance, then a mutually convenient meeting is scheduled with a Board members cilitating resolution.

If you need assistance with lot to lot issues, then please contact your neighbor first and then ask for assistance from the management company.



New Website

Did you know that Carriage Hills has a new professionally designed Website? It is filled with information about the HOA? Content changes frequently and includes a page for the Neighborhood Council, a link to www.StopWaste.org a site devoted to conserving resources, all the forms required to make changes to your property, set up automatic banking for your annual assessment, the Covenants, Conditions and Restrictions plus the rules for our community, an opt-in feature for important updates from the HOA, and much more. You can access the website at anytime. In addition, you can read the minutes, recent newsletters and obtain information about the architectural policies. So please visit us online if you haven't lately: www.carriagehillsRA.org. And be sure to go to the homeowners only section and "opt in" for email alerts.



We also have an online group to discuss neighborhood issues, find a babysitter, discuss the City plans, recommend a vendor or warn your neighbors about a disturbing incident. To join, please send an email to Licia@acihoa.com requesting to be added to the group, administered by Kaye McKleroy.

Winterize Your Home

As fall approaches its time to winterize your homes. Check your weather stripping around your doors, have your furnace serviced, install an automatic thermostat, and keep your doors and windows closed to avoid heat loss.

Don't forget to clean your gutters and downspouts, check your landscape drains to ensure they are free flowing, and caulk around your windows and doors to prevent leaks, and finally have your chimney inspected.

Being At Home . .

A housing planner, after an eight-year study, concluded that the four essentials of feeling at home include:

- 1) An identifiable neighborhood
- 2) Enough sunshine
- 3) Older citizens around
- 4) Nearby greenery/Trees
- 5) Open space to walk and bike

The list of desirables was considerably longer, however, these five items were considered essential.

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Meeting Schedule

Place: May Valley Community Center
3530 Morningside Drive, El Sobrante
Date: Third Tuesday of the month
Time: Homeowners' Forum at 7:30 PM

- October 20 –
- November 17 – Insurance Renewal (Management attends)

Attend an upcoming Board meeting and meet the new Manager! The agenda will be posted in the bulletin board at both mailbox kiosks no later than the Friday before the meeting.

Volunteers are being sought to welcome new residents to the community; organize the social committee: community garage sale, or BBQ? Are you interested? Contact caroline@acihoa.com.
