

CARRIAGE HILLS RESIDENTS ASSOCIATION

winter 2009 Newsletter



Page 1

FROM THE BOARD

OF DIRECTORS

We wish you a Happy New Year 2009 and we hope you had a nice holiday season. Thanks to those who decorated their houses, lawns and trees. It certainly added a positive glow to a tough economic season.



Like all of you, the HOA will be keeping a close eye on our expenditures this year. We had hoped to add to our landscaping along Castro Ranch Road but have decided to put that on hold for a while. Although housing prices have dropped, our homes still are maintaining good value and most of the foreclosed homes in the development were sold during 2008. We will continue to focus on keeping the neighborhood looking good.

Now that the rains have come, we expect that lawns and landscaping will now be up to standard. The same goes for house painting and fence repair. Our development is now 20 plus years old and we all have to work extra hard to maintain our beautiful spot in this valley.

BOARD MEETINGS AND ELECTIONS

The Board doesn't meet in December, so the next meeting is Tuesday, January 20, 2009 (third Tuesday of the month) at the Carriage Hills South Clubhouse on Countryview Dr. We welcome homeowners at the meeting during Open Forum time, which is at 7 PM. A Beat 9 officer comes to every meeting, so if you wish to talk with him, then come to the Open Forum. We welcome all questions and concerns as well.

We no longer have annual meetings as we now vote for directors by mail. This year there are three board members up for re-election: Sharon Collins, Lin Conrad and Judie Lowman. All three plan to run again but any homeowner in good standing (i.e. you paid your annual dues in June & have no outstanding fines) may run for a seat on the board. You must notify our manager, Lindsay Fox-Cardin by Feb-

ruary 1, 2009 if you plan to run (925-743-3080 ext 238 or lfox@commoninterest.com). The election takes place by mail-in ballot in March. Directors serve for a two-year term and on a voluntary basis.

UPDATE ON CRIME

As most of you know, we had a series of home burglaries here in late October into November. The police followed several leads and continue to do extra patrols in our area. Many of you called with suspicious vehicle reports which helped. It was devastating for those residents who were affected and a good wakeup call for all of us. The homes that were burglarized didn't have an alarm system or hadn't activated it. Our Beat Officers advise us to remain vigilant and to do all we can to prevent such crimes. Tough economic times and the holiday season often see a rise in crime. Here are some tips:

- We have an email watch group of over a 100 residents. This is one way to get the news out fast. If you'd like to be on the list, email Kaye McKleroy at doomack@aol.com. These alerts are also posted on our web site & the mailbox bulletin boards for those who don't have internet access.
- Form an informal neighborhood watch in your corner of the development. Exchange emails, phone & cell numbers and let your neighbors know when you will be out of town. Be sure and stop your newspaper delivery and do a vacation hold on your mail as well when you will be out of town. It is important to pick up your mail every day to avoid mailbox theft.
- You can also organize a more formal watch group through the police department by contacting Michelle Milam at mmilam@richmondcpd.net. She will meet with you to organize a watch group and has lots of information to share. We should always be watching out for our neighbors, not just during a crime wave.
- Phone our Beat 9 officers if you



CARRIAGE HILLS RESIDENTS ASSOCIATION

Page 2

see anyone or anything suspicious. Of course you can always phone 911, but if you aren't sure there is a crime in progress or feel uncomfortable phoning 911, phone **510-233-1214**. Program this number into your cell phone as cell 911 calls go to the CHP in Vallejo and not to the Richmond PD.

- Repair your alarm system or install a new one. If you need information on the old alarm system, email doomack@aol.com. Install motion detector outdoor lights and prune plants that may be blocking the view of your front door & windows.
- The police can't be here 24/7, so it is important that we all keep an eye out for each other.

COMMUNITY UPDATES

1. Two board members met at Supervisor Gioia's office in November to coordinate the problems with the properties along Castro Ranch Road. The Richmond & Contra Costa code enforcement officers, the Contra Costa Sheriff and the East Bay Regional Park supervisor all agreed to try to solve the problems of illegal entry of motorbikes & other off road vehicles and illegal dumping. If you hear off road bikes & vehicles, or witness illegal dumping, here are the emergency phone numbers to call:

- **East Bay Parks: 510-881-1833**
- **Contra Costa Sheriff: 925-646-2441 or 510-215-0540**
- **Email Lt. Ron Bradley if you get license plate numbers at: Rbrad@so.cccounty.us.**

-The various agencies have agreed to follow through with complaints. By working with all the agencies who have jurisdiction in this area, we hope that the problems will get solved in a more timely manner.

2. The new AT&T cell tower that was to be built by the end of 2008 seems to be stalled in the Contra Costa planning department process. We have requested a slim line regular tower, preferably attached to the other tower

instead of a 45-foot fake pine tree on a treeless hill.

3. Many of the water pipe laterals have broken over the past six months. The originals were defective and are now being replaced as they fail. We have asked EBMUD to assess the situation in preparation for street paving in 2009. It would be better to have all repairs completed before the streets are resurfaced. The EBMUD representative was to have completed this in October, but to date, we do not have his report.

4. Carriage Drive & Conestoga were put on the repaving list for 2009 and Rich Davidson, the City Engineer, did promise to work with us to get all the streets repaired. With budget cuts looming, we intend to keep pressure on the public works department to make sure our streets stay on the list.

5. Those of you with children at Olinda School know that the school has been put on the list of possible schools to be closed next year. It certainly does affect our neighborhood in many ways; not only current residents but future potential buyers. If you want more information or want to help out, check the school website and the Olinda PTA blog regularly for updates:

- Email getinvolved@olindapta.com
- Website: www.olindaschool.com
- Blog: <http://olindapta.wordpress.com>
- Attend School Board closure meetings at Lovonya DeJean Middle School, located at 3400 Macdonald Ave. in Richmond. Meetings begin at 6:30 PM in the multipurpose room. The final decision will come in February and there are a lot of meetings scheduled in January.

OUR WEBSITE

Don't forget to use our new website. You can read the newsletters, get community updates, check your account, contact management, download architectural/landscape approval forms etc. The current El Sobrante Valley Newsletter is also on the site. It covers Carriage Hills North and has a detailed crime report for the last six months as well as articles of interest for our community.

CARRIAGE HILLS RESIDENTS ASSOCIATION

Page 3

Go to www.commoninterest.com. If you are a new homeowner, click on new homeowner and sign up. You will be sent to the Carriage Hills web site. Return users just need to click on my association's website, sign in and use your password to get to the site.

CC&R REMINDERS

As always, we provide reminders of our rules and regulations.....

- Holiday lights & decorations must be removed by January 21. Christmas trees must be cut up and put in the green can. Richmond Sanitary will not pick up whole trees or flocked trees.
- If you park a commercial vehicle at your residence, it must be in the street, NOT in the driveway.
- Get an architectural/landscape approval form before beginning any work on the exterior of your house or property. Please allow at least 2 weeks for final approval. Do not begin work without an approval.
- Please walk your dog on a leash and pick up the poop.
- Garbage cans must be placed behind the fences on Monday evening or Tuesday morning. Do not place them out before Sunday. Also, it just signals to criminals that you are out of town.
- Make sure your landscape is now up to standard (mowed, weeded, edged, on a regular basis)
- When in doubt, contact our customer service representative, Jeff Gollihar at Common Interest Management (925-743-3080 ext 237 or jgollihar@commoninterest.com) or go to the website.



2009 BOARD MEETINGS

JANUARY 20, FEBRUARY 17,
MARCH 17, APRIL 21, MAY 19 &
JUNE 16. OPEN FORUM 7 PM.
MEETINGS ARE HELD AT THE
CARRIAGE HILLS SOUTH CLUB-
HOUSE ON COUNTRYVIEW DRIVE.

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!!!!!!

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)

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