



Carriage Hills

RESIDENTS' ASSOCIATION

Carriage Hills Residents' Association

www.carriagehillsRA.org

Board of Directors

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Association Manager
robyn@acihoa.com
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Stefanie Nightingale
Assistant Manager
stefanie@acihoa.com
Extension 227

Licia Hofmann
Payments (A/R)
licia@acihoa.com
Extension 224

Governing Document Ballot Vote

The last deadline extension through January 31st for receipt of governing document ballots was successful! We received 59 ballots which were opened and counted by the Inspector of Elections, Stefanie Nightingale, with assistance with opening of ballots from a resident volunteer during our February 15th open meeting. The tally showed clear approval for both the CC&Rs and the 15% rental restriction. We now have the quorum of votes necessary for our attorney to petition a judge for approval of the By-Laws, CC&Rs and the rental restriction. Following is a summary of the results:

Total number of ballots received: **323**

Quantity disqualified for any reason (e.g., no signature, etc.): **22**

<u>Ballot Issue</u>	<u>For</u>	<u>Against</u>
Bylaws	202	40
CC&Rs	254	47
Rental Restriction	230	71

Thanks to everyone who voted. A special thanks goes to the current and former Board members who spent 2 years encouraging owners to submit the necessary ballots in order to move our governing documents into compliance with the Davis-Sterling Act.

The Board and Management are now working with legal counsel to get the court petition submitted for final judicial approval. We will keep you updated of the progress. Enclosed is the official notification of the vote results.

Mailbox Break-ins and Lock Repairs

As you may know, some of the Conestoga mailboxes were broken into during the holidays and again recently. In December, a notice on USPS letterhead was posted at our mailboxes erroneously stating that homeowners should contact the HOA for repairs and that is was the HOA's responsibility to repair broken locks. President Hollingshead investigated by emailing and calling the Richmond Postmaster and El Sobrante Supervisor in December to notify them that we had confirmed in 2001 that the USPS owns our mailboxes and is responsible for their maintenance and repair. When President Hollingshead reached the Station Manager, Sherry Turner, at El Sobrante in early February, she conceded that the posting was incorrect, that some USPS employees were not clear on our agreement and that the generic memo did not apply to our boxes.

Ms. Turner confirmed that they are ordering new USPS sanctioned locks which must be purchased by homeowners at the El Sobrante USPS office. She further explained that homeowners may not replace their own locks and that locksmiths know not to sell locks for USPS property. She was not sure of the cost, but estimated it would be somewhere between \$12-20 per lock.

The USPS position that previously repaired boxes was eliminated. They are in process of designating a new repair person and have identified someone in the El Sobrante post office. So, if your mailbox lock needs work, please call Sherry Turner at 510.262.6910 and make an appointment to order/purchase a lock and coordinate repair.



BOARD OF DIRECTORS
CARRIAGE HILLS RESIDENTS ASSOCIATION

February 28, 2011

Dear Carriage Hills Homeowner,

The membership vote to approve proposed Amended Bylaws, Amended and Restated CC&R's, and a limitation on the number of rentals for our Association has concluded. The ballots were tabulated by the inspector of election at an open meeting of the Board on February 15, 2011. Thanks to all the members who participated in this important vote.

The tabulated results of the vote are as follows:

Total Number of Ballots received 323
Number of Ballots disqualified 22

<u>Ballot Item</u>	<u>Votes in Favor</u>	<u>Votes Against</u>
1. Amended Bylaws	202	40
2. Amended CC&R's	254	47
3. Limitation on number of rentals	230	71

Ballot item 1 (Amended Bylaws) has been approved by the requisite member vote; however the Amended Bylaws will not become effective unless and until the Amended CC&Rs also become effective.

Ballot item 2 (Amended CC&R's) was approved by more than half of all the members but did not receive enough affirmative votes to be approved without a court petition. The board intends to pursue court approval as provided by California law.

Ballot item 3 (rental limitation) also was approved by more than half of all the members but did not receive enough affirmative votes to be approved without a court petition. The board intends to pursue court approval as provided by California law.

When the required court approval has been obtained, and the documents have been finalized, signed, and recorded as required in order to go into effect, all members will be notified.

Sincerely,

Your Board of Directors

542908



New Richmond Police Officer for Beat 9

Officer Robert Aiavao, the new patrol officer for Beat 9 in Richmond, called President Hollingshead to introduce himself and meet with him in mid-February. Officer Aiavao will be at the March 15th Board meeting to introduce himself to homeowners and to offer some recent crime statistics. If you'd like to contact Officer Aiavao, you can reach him via email at raiavao@richmondpd.net. He checks for messages when he comes on duty at 6:30am during his Monday-Thursday day-shift. His phone number is 510.621.1212—Ext. 7192.

Also our new Beat Sergeant is Sgt. J. Schlemmer. He will be our contact person if there are any issues you feel are not being addressed by Office Aiavao or if you need additional assistance with a matter. Sgt. Schlemmer's contact number is 510.621.1585 and his e-mail address is jschlemmer@richmondpd.net. If you have suspicious activity to report, call 510.233.1214 which is dispatch. In an emergency, call 911.

Officer Aiavao has been very responsive to President Hollingshead's calls about mailbox thefts that were recently brought to our attention, and has been parking near the Conestoga mailboxes to observe and/or discourage tampering and has apprised his swing- and nightshift counterparts of the problem. Officer Aiavao also came out to talk with residents after recent eggings in the neighborhood. He noted that, despite these occurrences, crime is significantly down from this time last year. There is one set of burglars has so far eluded our officers in Beat 9, reportedly a Caucasian man and woman, who park in driveways, ring the doorbell and kick in garage doors for entrance between 9:00-11:00am. They apparently do not use the same car twice. **If something looks suspicious, please call dispatch at 510.233.1214.**

Carriage Hills Odds 'N' Ends

- ▶ **Curb Appeal and Exterior Maintenance:** Our Managers at ACI tour the neighborhood twice a month in order to monitor homes and fences that need exterior maintenance painting and have sent kind notices to some homeowners indicating painting or repair is needed at this time. If you should receive a notice, please respond as requested so that we will understand your plans.

Our lawns look pretty good, and these are monitored, as well, for mowing, browning, edging and weeds. The Board keeps a log of these and reviews them at every meeting. If you are notified about lawn care or other-front yard maintenance needs, please do respond and/or take care of the requested action so that our community will look its best. Thanks very much!

- ▶ **Light Poles Out:** There are at least three poles without lights which we have reported (repeatedly) to the City of Richmond. On a recent site inspection, Management did observe a worker in a bucket truck working on one on Coach Drive. We will continue to follow up with Cornell Hughes, the city electrician. He suspects the lines were cut when EBMUD dug up our water lines.

Richmond North Coordinating Council

This group of representatives from Richmond neighborhoods meets once a month to share and discuss City issues. Our Director-at-Large, Marvin Yudenfreund, is our representative and reports to the Board at our meetings. We are particularly interested in the status of proposed developments on Castro Ranch Road. It appears that a Buddhist group has purchased the Naphan Ranch and will set up a meditation center there. For some years, another property (owned by a SoCal interest we believe), has an interest in developing a senior center, but this is apparently mired in city planning/environmental impact issues.



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«Customer»
«Address Line 1»
«City ST ZIP»



Need Some Help?
Call Association Communications, Inc.

Association Communications, Inc. (ACI) is available to help take care of issues that come up. Stefanie Nightingale is the Assistant Manager for the Association and can help with things like:

- Project Questions
- Architectural Requests
- Common Area Irrigation Repairs
- Any Community Issues

Feel free to contact her
stefanie@acihoa.com or 925.283-4900 Ext. 227.



All homeowners are welcome and encouraged to attend all open Board meetings.



Board of Directors Meeting Schedule

March 15
April 19
May 17
(Annual Meeting)

Board meetings are held the third Tuesday of every month at 7:00 p.m.

Location:
May Valley
Community Center
3530 Morningside Drive
in Richmond

Agendas for each open Board meeting are posted on the bulletin board at each of the mailbox areas four days prior to the meeting.

