



September 2009



ANNUAL HOA MEETING

Wednesday
October 21,
7:00 PM
South East
Regional Library

2009 BOARD

President:
Kim MacFadyen

Vice Pres:
Art Casillas

Treasurer:
Sabrina Marmont

Secretary:
Julie Bank-Rollins

**"Autumn is a second spring
when every leaf is a flower."**

- Albert Camus



2009 Annual Meeting

The Annual meeting is scheduled for Wednesday, October 21st 2009. This is the opportunity for all members, in good standing, to vote for a fellow homeowner to join the Board of Directors to a 3 year term, representing the homeowners in HOA business. Each year, one of the 3 positions on the Board of Directors is up for election.

Within the next few days you will be receiving a nomination form in the mail. If you know someone that would be willing to volunteer their time to be on the board and represent the homeowners of our community justly, fairly and consistently, please nominate that person– if it's yourself or a neighbor. Homeowner involvement is needed! Please return the nomination form.

The annual meeting also provides homeowners the opportunity to hear the year in review from the Board of Directors, and the opportunity for homeowners to voice their concerns, opinions and suggestions.

The 2009 Board of Directors thanks all homeowners who have been active in the community this year by joining committees, attending HOA Board Meetings and by contacting the management company when a question, concern, or complaint arose. We look forward to seeing you at the Annual meeting.

3 Member Board of Directors

The Board of Directors erroneously voted to increase the Board of Directors from 3 members to 5 members, at the board meeting on August 20, 2009. This vote is null and void, as it goes directly against what is written in section 4.1 of the Bylaws it specifically states: The Board shall consist of three (3) Directors.

This has been a topic among the community for several years. If the community would like to increase the board from 3 to 5 members, an amendment to the Bylaws would need to be passed.

Homeowners

Do you have questions, concerns, suggestions or ideas?

Come to the Board Meetings!

If you're unable to attend the meetings, contact a Board Member or the management company.

Make sure your voice is heard!



Preferred Communities

PO BOX 5720
Mesa AZ 85211

480-649-2017

info@gothoa.com

Community Manager

Korin Hatch

480-649-2017 ext 303

korin@gothoa.com

Architectural Requests

When making changes to your home and/or yard that are visible from public view, you need to submit for architectural approval. If you have a question as to whether or not an architectural request is needed, contact our management company.

Remember, you don't want to put something up only to find out later that it's not approved and you're required to remove it at your own cost.

If you need an architectural request form, you may obtain one by contacting Preferred Communities via email or phone. It's also available online at gothoa.com.

Sunscreens

Check your monthly SRP statements for information on sun-screen savings of up to 50% per sq ft. as compared to many of the retail stores. Call or check their website at www.srpnet.com/weatherization to obtain updated information on their programs! This is a great way to save money on your monthly bills and stay cool!

P.S. Architectural approval is needed.



The Flu and You!

Take time to get vaccinated. You are responsible for the health and well being of yourself, your family and your workplace. CDC recommends a yearly seasonal flu vaccine as the first and most important step in protecting against seasonal flu. Vaccination is especially important for people at high risk of serious flu complications, including young children, pregnant women, people with chronic health conditions like asthma, diabetes, or heart and lung disease and people 65 years and older.



Take everyday preventative actions



- ◆ Cover your nose and mouth with a tissue when you cough or sneeze. Throw the tissue away after you use it. Don't leave it for someone else to touch.
- ◆ Wash your hands often with soap and water, especially after you cough or sneeze.
- ◆ Avoid touching your eyes, nose or mouth. Germs spread this way.
- ◆ If you are sick—stay home for at least 24 hours after your fever is gone. Keep away from others as much as possible, to keep from getting others sick too.

General flu information: <http://www.flu.gov/index.html>

Social Committee News

We've put together a Social Committee in 2009 and any residents are welcome to join. Currently we have 5 members and are excited to socialize with all of you. All Social Committee Communication should be directed to Margaret Caldwell at Margaret@CaldwellFL.com.

UPCOMING EVENTS

1ST ANNUAL CPE FALL FESTIVAL

Saturday, October 24th, 2009 4PM-6PM Phase 1 Greenbelt

Kids Costume Contest, Pumpkin Recipe Contest, Pumpkin Carving Contest, Lots of Games, Bouncy House, BBQ & Pot Luck Side Dishes



All CPE neighbors are invited to attend. Bring Picnic blankets and your Halloween Spirit.

Halloween Costume Contest: Children Under 12 should wear their costumes. Awards will be based on age groups.

Pumpkin Recipe Contest: Bring a dish of your favorite pumpkin recipe to share with the other residents who will vote on their favorite. The dish can be bread, muffins, pie, soup, etc. Please bring a serving utensil for your dish.

Pumpkin Carving Contest: Bring your carved pumpkin with you to the event and the residents in attendance will vote on their favorite.

All Contest Winners will receive a prize and certificate!

The Social Committee will provide hamburgers, hot dogs, condiments, paper goods and utensils. Please plan on bringing your own drinks and a side dish or dessert to share.

PLEASE RSVP to Margaret Caldwell by Friday, September 26th at 480-455-9174 or Margaret@CaldwellFL.com. Let us know how many children will be participating in the costume contest and if you will be entering the pumpkin recipe or carving contests.




WAYS TO MEET YOUR NEIGHBORS

Game Night Anyone?

We are currently considering a Holiday Game Night in December. We are considering Bunco or maybe other games. For Bunco we will need 12 to 16 neighbors to commit. Stay tuned for more information. This will be a great way to get to know your Carriage Parc neighbors.



Community Updates

- ◆ **BLOCK WATCH:** The Block Watch members will be collecting more signatures at the annual meeting and the social event. We need Block Watch Captains for Phases 2 & 3. This is a great time to get involved in the Block Watch— before further break-ins or burglaries occur. If you haven't signed the block watch form, please watch for it at the annual meeting and the social events. 
- ◆ **Landscape Committee:** The Board of Directors voted (2 to 1) to move ahead with the Landscape design project to be completed for \$700.00. This will provide a design for the landscape committee and Landscape Maintenance company to adhere to over the next 20 years to enhance the beauty and health of our community vegetation. The Landscape Committee and the Board of Directors will be holding a Board Work Session once the Landscape Design project has been completed. Information will be provided as it's available.
 - ◆ **Trash Can in the Green-Belt!** The Board purchased a trash can & doggie waste station. The Can has been installed in the green-belt area near the Eucalyptus trees in Phase 1. Please use it!
 - ◆ **Common Area Landscaping:** The sprinklers were changed out in the greenbelt area for better coverage and prior poor design. They are working more efficiently now and the grass is looking greener! The Board has voted to over-seed the greenbelt area this year to help reduce the number of weeds and increase the beauty of our community. 
 - ◆ **Block Wall Paint Inspection:** The community block walls were painted a few years ago and they are still under warranty. The painting company has been out and inspected the walls. No repair or painting covered under the warranty is needed at this time.
- ◆ **New Homeowner Landscaping :** The Board of directors unanimously voted to require all new homeowners who purchase a home in Carriage Parc Estates to bring their front yard landscaping up to par—including weed free, bushes and trees trimmed within 30 days of purchase. This applies to all new homeowners, including those who purchase a foreclosed home.
- ◆ **Foreclosures:** This is a difficult time in our economy and we continue to ask for your patience as we deal with the foreclosures in our community. So far, Carriage Parc Estates hasn't been hit as hard as other communities have with the foreclosures, yet, some of our neighbors have suffered the loss of their homes. There are a few more foreclosures scheduled in Carriage Parc Estates over the next few months. 
- ◆ **Secretary:** Thanks to Julie Bank-Rollins for volunteering to serve as in the office of Secretary for the Board Of Directors.
- ◆ **Canal Gate:** We have been informed that the gate on Libra that leads to the Canal is in disrepair. 2 community members are working on fixing the gate so it may be used again. Pending the repair, we may be able to offer more keys in the near future for those interested in obtaining a key. Please stay tuned for further information.
- ◆ **Reserve Study:** The reserve Study completed in 2005 was reviewed at the last Board of Directors Meeting. If you would like a copy of the study, or have any questions, please contact Korin Hatch at Preferred Communities by phone or email: 480-649-2017 ext 303 or korin@gothoa.com. 