

Presidents Corner – Mark Sternitzke

This is Mark Sternitzke and I'm the new President for the Carriage Hill Homeowners Association. My family moved to Phaeton Court in 2001. Our two kids, who are now adults, grew up through PISD. I've had the pleasure of being on the CHHA Board for many years, serving in various positions.

I would like to thank Mark Klapper, our prior CHHA President. Mark led the Association during the entrance rebuild phases and has been a voice for our neighborhood to the City of Plano. Mark is the newly elected Vice President and the Association will continue to reap his enthusiasm.

CHHA is a voluntary homeowners' association. We ask that each family pay only \$90 per year. These dues pay for maintenance of the two neighbor entrances, Christmas decorations, an accountant, and an insurance policy to list just a few items. I encourage all homeowners to pay their dues to support our neighborhood.

With COVID behind us, we will be planning some social events this coming year. Deborah Hayes is our new Social Chairperson and she has some great ideas so you can meet your neighbors.

Many of the current CHHA Board members have been on the Board for several years. We are always looking for new folks to participate in the Association and start taking leadership roles. To those neighbors who volunteered to be on the Board for 2022-23, thank you very much. Please contact me if you'd like information on how you can get involved in our neighborhood association.

I'm looking forward to the new year and opportunities it brings for the neighborhood to continue to be a wonderful place to live and raise our families.

Mark Sternitzke
CHHA President
mss3305@yahoo.com

Vice President – Mark Klapper

Mark has served on the board in various capacities for many years, most recently last term as President. He shepherded numerous projects for our neighborhood to completion and we are grateful for his continued participation on the board as VP this year.

Beautification – Cathi Ooton

My name is Cathi Ooton and I was elected to be the beautification chairperson. I have lived in Carriage Hill for over 20 years. It has been a great neighborhood with great neighbors. I have been volunteering for the neighborhood association for the past few years to support the neighborhood. I love beautification activities to help our neighborhood entrances look great and to help our neighbors meet and enjoy some community and family activities. If you are new to the CH neighborhood, welcome! I hope you enjoy the Holiday lights that have just been installed at our entrances!

Membership – Elizabeth Love

Hi, I am Elizabeth Love, and I am new to the HOA board this year. I have lived in Carriage Hills for about 4 years with my husband and son. Last month your membership dues invoice were sent out. Everyone in Carriage Hill is already a member but please consider joining the HOA board. Also, know that you can pay your dues by mail or online. Your dues help us with landscaping and Christmas lights. If you have suggestions or ideas, please send them along.

Social – Deborah Hayes

I am Deborah Hayes and have taken on the Social Chair for our neighborhood. I look forward to your input and assisting with events throughout the year.

Our first event is the return of the ever popular Jingle Bell Run on Dec 10th at 10am. Come dressed in your festive clothes or ugly sweater and take a stroll around the neighborhood. We will have donuts, coffee, and hot cocoa plus prizes. This is always a fun event to kick off the holiday season. Meet at the corner of Sage Brush Trail and Brougham.

If you would like to be a part of the Social Committee, please reach out to me at 972.210.9281.

Secretary – Brian Blood

Howdy neighbors!

I'm returning to the board this year in multiple roles. Primary is that of Secretary where I will take down minutes from the board meetings and post them out as soon as possible so you, as our members (you are a member of the HOA regardless if you have paid the dues) can be informed and hopefully participate to make the HOA and our neighborhood better!

Secondarily, I will be heading up the Communications duties which I last handled back in 2018/2019. This printed, in your hands copy of our Winter 2022 newsletter is one of those responsibilities. I also plan to assist wherever I can on the Social and Membership committees.

I hope to soon add some more interesting content to our website:

<https://www.carriagehillsplano.org/>

If you are on Facebook, please join our Group Page:

<https://www.facebook.com/groups/carriagehillshoa/>

If you are on NextDoor, consider joining the Carriage Hills group:

<https://nextdoor.com/g/h8w658n7m/> It is a closed group, so if you need assistance joining, please email me or Cathi Ooton.

We will try to post notifications for events to all these sites.

Brian Blood - brian@bloodfamily.org

Crime Watch - Unfilled

If you are interested in helping your neighbors and want to fill this spot, please contact our President, Mark Sternitzke. This chair requires minimal involvement.

Neighborhood Resources

Have you ever had a non-emergency concern about something broken on city property? There is a way you can report your concerns directly to the Plano Public Works department via FIX IT PLANO. Examples of problems to report would be curb repair, Potholes, School zone flashers, Screening walls, Sidewalks, Street markings, Street signs, Traffic signals, and non-emergency water leaks.

Call or Text: The number to call or text service requests to Fix It Plano is 469-77FIX-IT or 469-773-4948.

Computer or Phone: On your phone or computer go to <https://www.plano.gov/183/Engineering>

Download the App: Download the app Fix It Plano on your iPhone or Android

To report street light issues to Oncor go to <https://www.oncorstreetlight.com/>

Q&A

Q. Do we need to obtain any clearances from the HOA before installing solar panels.

A. None whatsoever other than the requirements for buildings and upkeep set by the City of Plano.

Q. Are there any other construction/home modification projects that require HOA sign-off?

A. See Above.

Q. If I'm a new home owner, what things do I need to contact the HOA about?

A. Letting us know your name and contact information would be helpful. We love meeting our new members and giving you a proper Carriage Hill welcome! Also, if you sell, please try and let us know for our records.

Q. Does the HOA ever share my info with anyone?

A. Definitely not. Any contact information of yours we might come across is protected as if it were our own, because it is!

Q. Do I have to pay HOA dues?

A. As our President, Mark Sternitzke, mentioned above, dues are voluntary, but they really do help support the upkeep on our neighborhood. There are **two** instances where dues are mandatory: 1) eligibility for election to the HOA board and 2) member voting on expenditure of HOA funds (which we haven't ever done)

Q. How can I contact the HOA?

A. Email: carriagehillsplano@gmail.com

Post-Mail: Carriage Hills Homeowners Association, P.O. Box 863391, Plano, TX 75086

Q. Is it Carriage Hills or Carriage Hill? I see both.

A. The original Covenants show "Carriage Hills", but the HOA is named "Carriage Hill".

Fun Fact: Did you know that most of the street names are types of Carriages.

Treasurers Report – Brian Hix

We finished the 2021-2022 fiscal year with 180 families having paid their voluntary HOA dues out of the 363 homes in the Association. This is down from the 200 families that paid dues in 2020 – 2021. Thanks go out to each family who contributed to the HOA in 2021 – 2022 and supported our neighborhood.

Our Budget for 2022 – 2023 was reviewed and approved by the HOA members in attendance at our annual HOA business meeting on October 20th. Our HOA membership dues drive for the 2022-2023 fiscal year started in early November. You should have received your annual dues invoice in the mail by now. I encourage all families to pay their invoice either by check or going to the Carriage Hill’s website to pay via credit card.

I would also like to ask that those of you who shop at Tom Thumb please consider joining the Tom Thumb Good Neighbor Program if you have not already done so. The Carriage Hills HOA charity number for Tom Thumb is 5973. By linking your Tom Thumb Reward Card to our charity number Tom Thumb will donate 1% of the value of your purchases to the Carriage Hills HOA. Just follow the directions below. Last year we received \$320 ... every little bit helps!

It is a beautiful time of the year in Carriage Hills so I hope everyone gets out and enjoys it. Happy holidays and see you around the neighborhood!

Online Payment - www.carriagehillsplano.org/join-us



Earn money for us while you shop at Tom Thumb!



1. Set up a Tom Thumb for U account through the app OR website (www.tomthumb.com).
2. Email Good.Neighbor@TomThumb.com and ask them to link your account to our Good Neighbor number; be sure to include the phone number you used to set up your Tom Thumb for U account and our Good Neighbor number in your message.
3. Start shopping! Tom Thumb will donate 1% of all sales linked to our Good Neighbor number!

**Carriage Hills Homeowners Association
Budget For the Year October 1, 2022 - September 30, 2023**

	<u>Actual</u>	<u>Budget</u>
Income		
Dues - Membership	0.00	16,500.00
Dues - Contributions	0.00	0.00
Plano - Reimbursement	0.00	1,500.00
Grants - Tom Thumb	0.00	400.00
Interest Income	0.00	0.00
Total Income	0.00	18,400.00
Gross Profit		
	0.00	18,400.00
Expense		
General & Administrative		
CPA Firm Accounting Services	0.00	1,800.00
Insurance	0.00	2,600.00
Registration Fee	0.00	175.00
Miscellaneous (mail in ballots)	0.00	0.00
P O Box Rental	0.00	190.00
Storage	0.00	900.00
Total General & Administrative	0.00	5,665.00
Landscaping		
Contracts - Grounds Maintenance	0.00	7,200.00
Contracts - Holiday Decorations	0.00	800.00
Holiday Decorations - Materials	0.00	200.00
Repairs - Irrigation	0.00	300.00
Repairs - Lighting	0.00	400.00
Miscellaneous - flags	0.00	0.00
Special Projects	0.00	0.00
Utilities - Electricity	0.00	700.00
Utilities - Water	0.00	850.00
Total Landscaping	0.00	10,450.00
Membership Drive		
Billing - Postage	0.00	350.00
Billing - Supplies & Services	0.00	350.00
New Member Welcome Packets	0.00	0.00
Total Membership Drive	0.00	700.00
Publications & Advertising		
Newsletter/Signage	0.00	100.00
Website	0.00	250.00
Total Publications & Advertising	0.00	350.00
Social & Activity		
Annual Meeting	0.00	350.00
Social Events	0.00	850.00
Total Social & Activity	0.00	1,200.00
Total Expense	0.00	18,365.00
Net Income	0.00	35.00