



NEWSLETTER

2023 Annual Meeting Report

Thanks to all the households that attended this years HOA Annual Meeting. The great turnout gave us the quorum needed to make some long-needed tweaks to our ByLaws. Details can be found on the HOA website.

4th ANNUAL CARRIAGE HILL HOLIDAY JINGLE RUN !!!

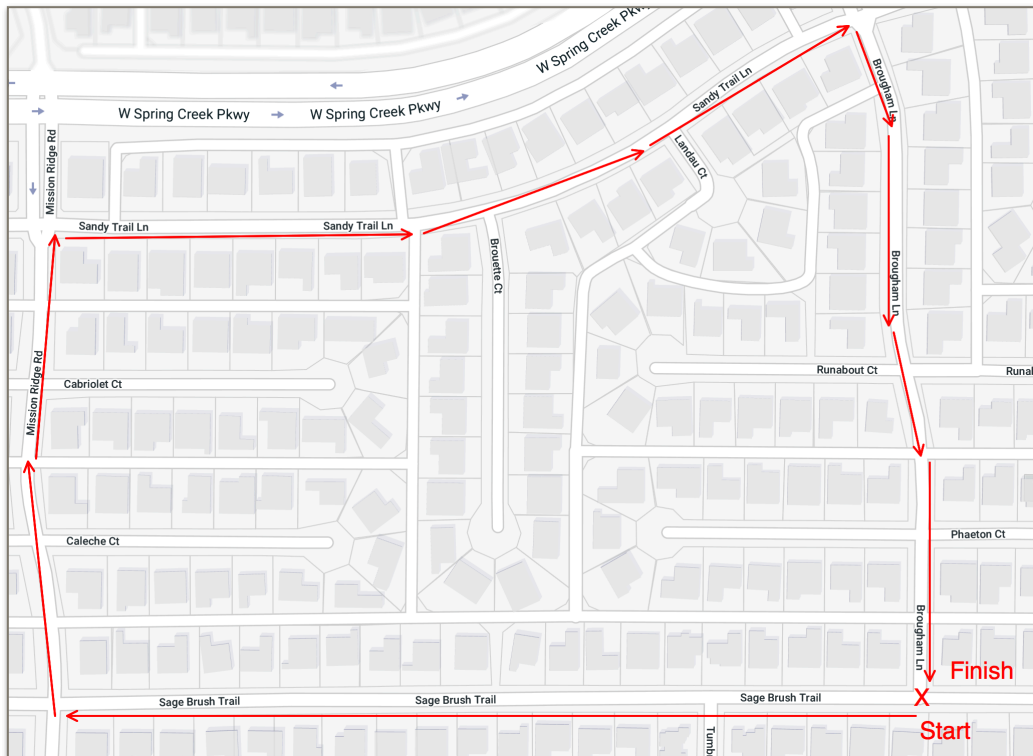
Wear your favorite Holiday sweater, a Santa hat, put on a few bells, and wrap yourself with tinsel! Join us for a quick 1 mile Jingle Run (or stroll) around our beautiful neighborhood!!! More details under **Social** below.

When: Saturday, December 16th at 10AM

Who: Anyone! The more the merrier! Wells Plano neighborhood too!

Where: The corner of Sage Brush Trail and Brougham Lane

Here is a look at the expected course for the day.



Presidents Corner – Mark Sternitzke

This is Mark Sternitzke and I'm in my second year as President for the Carriage Hills HOA

Earlier this year, Brian Hix and I attended a HOA Legal Clinic sponsored by the cities of Plano, Garland, and Rowlett. The clinic featured speakers from the various cities, as well as lawyers specializing in HOA's and real estate. Many sessions focused on topics related to mandatory associations. As CHHA is a voluntary association, these sessions did not apply to us.

One session towards the end of the clinic did catch my attention. The topic dealt with property covenants and restrictions. The speaker stated that if neighborhood property covenants and restrictions are registered with the county, those covenants are bound to the properties in the neighborhood. Property owners are obligated to abide by the covenants, regardless of whether you were told about the covenants or not at the time of the purchase.

You can see the Carriage Hills Covenants & Restrictions by visiting the Collin County web site. Click on the County Clerk link, the Deed Search link, and enter "Carriage Hills" in the search widget. Three sets of covenants are registered, one for each new phase of Carriage Hills.

The last version of the covenants registered with the county is dated March '90. An amendment was added to the Carriage Hills Covenants & Restrictions following the completion of the Phase 3 buildout. The amendment states that the Covenants & Restrictions may not be amended, revised, or abolished for a period of five years. This time period has long since expired. Following this five-year period, the Covenants & Restrictions can be amended, revised, or abolished only if 75% of the owners of record sign an appropriate written instrument and this instrument is recorded with the county.

Are our Carriage Hills Covenants & Restrictions still valid? I'm not sure. I called the county and talked with a clerk from the Land Records department. She cannot tell me one way or the other. I turned to the University of Google for help. For every website that states covenants never expire, there is another that states covenants expire after 15, 20, etc., years. I'm not a lawyer so I'm not commenting one way or the other.

What I do know is that the covenants are put in place to enhance the value of our property. I hope everyone reading this article would visit the Carriage Hills website and spend 15 minutes reading the Carriage Hills Covenants and Restrictions document. If everyone in the Carriage Hills lives up to the intent of the document, Carriage Hills will continue to be one of Plano's premiere neighborhoods.

As we are about to turn the page on 2023, I hope everyone has a healthy, safe, prosperous, and wonderful 2024.

Mark Sternitzke CHHA President mss3305@yahoo.com

Vice President – Mark Klapper

As VP, I'll be looking to cover various miscellaneous areas of interest that I hope will make our community a better place to live. This time around I'll bring some quick insight on how to deal with and or report concerns that need to be addressed by the City of Plano. The City has a service called Fix it Plano that allows Plano residents to report various issues related to the city through their website, the mobile app or Text it to *Fix It Plano* at 469-77-FIXIT (469-773-4948); residents can report a variety of things including, but not limited to: noise, hazardous waste, graffiti, derelict sidewalks, potholes, junk vehicles, dead animals, residential code concerns and much more via the following URL.

<https://www.plano.gov/1096/Fix-It-Plano>

Note: Fix It Plano is to be used for non-emergency situations only, if you are reporting an emergency or ongoing crime, please call 911.

Beautification – Cathi Ooton

Welcome to Fall! We just planted our fall/winter Pansies at the entrances and they look nice. We also had a work party on Saturday Nov 4, that helped trim up the beds and prep for our Christmas lighting. We hope you enjoy the fall color as you drive by and stay tuned for our holiday lights.

Secretary – Brian Blood

Howdy neighbors! This is my 2nd year as Secretary and my 4th year of contributing to the HOA board since moving here in 2017. I also help manage the website and our social media groups.

Please visit our website: <https://www.carriagehillsplano.org/>

Facebook Group Page: <https://www.facebook.com/groups/carriagehillshoa/>

Or NextDoor, please join 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

Social – Deborah Hayes

Let's Get Social!

This year we will have 4 social events planned, please contact Deborah to assist in coordinating and getting neighbors involved. Contact me @ 972.210.9281 for questions/volunteering.

Jingle Bell Run/Walk and Ugly Sweater Contest

Dec 16th, 2023 at 10am

We meet at the corner of Brougham and Sage Brush Trail and take a walk around our neighborhood. If you can't make the walk, please come out and cheer us on. We will provide doughnuts and a warm beverage plus prizes Awards will be presented to the most festive outfits as well as the fastest. Come one come all and "Jingle all the way"! We will be inviting the entire Wells Plano neighborhood. We expect a great turnout.

Easter Egg Hunt – date TBD

At Buckhorn Park/Wells Elementary

We are coordinating with surrounding HOA's to have an egg hunt together. More information coming next year.

Back to school BBQ – date TBD

Let's have dinner in Landau Ct. End of Summer BBQ with hamburgers, hot dogs, neighbors and celebration! We ask that everyone bring a chair or blanket for their family, a side dish, dessert, or utensils to share. The Committee will be putting together a sign up sheet a few weeks before via Facebook page and email.

National Night Out – Oct 8th

Another fun night out in Landau Ct! We haven't come up with our theme this year, the committee will be meet and share as we go along.

Plano Police Department and Crime Prevention Unit participate with a visit to neighborhoods and present educational programs such as burglary prevention, and safety issues plus speak to the children on being aware of the surroundings.

Treasurers Report – Brian Hix

Greetings neighbors! We finished the 2022-2023 fiscal year with 197 families having paid their voluntary HOA dues out of the 363 homes in the Association. Thanks go out to each family who contributed to the HOA in 2022 – 2023 and supported our neighborhood.

Our Budget for 2023 – 2024 was reviewed and approved by the HOA members in attendance at our annual HOA Membership Meeting on October 11th. Please see the approved Budget below.

Carriage Hills Homeowners Association	
Forecasted Budget	
Fiscal Year: Oct 1, 2023 - Sept 30, 2024	
	<u>Budget</u>
Income	
Dues - Membership	19,208.00
City of Plano - Reimbursement	250.00
Grants - Tom Thumb	300.00
Total Income	<u>19,758.00</u>
Expenses	
Total General & Administrative	5,415.00
Total Landscaping	12,885.00
Total Membership Drive	905.00
Total Publications & Advertising	850.00
Total Social & Activity	1,200.00
Total Expense	<u>21,255.00</u>
Net Income	<u>\$ (1,497.00)</u>

Our HOA membership dues drive for the 2023-2024 fiscal year started in early November. Everyone should have received their annual dues invoice in the mail by the end of November. I encourage all families to pay their dues as soon as possible either by check or by going to the Carriage Hill’s website to pay via credit card.

Online Payment

www.carriagehillspiano.org/join-us



In closing I would 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. Last year we received nearly \$300 ... every little bit helps! Just follow the directions below.



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!

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.

In closing, if there are any questions or concerns or future topics you'd like to see addressed, please let us know!
