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CARRIAGE TRAILS HITCHING POST



The Newsletter of the Carriage Trails Homeowners Association

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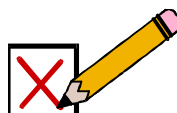
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Ballot Results

88 valid ballots were returned, which is a real good response. In regard to Question #1 on rear yard landscaping:



- 18 were for having no restrictions,
- 30 were for retaining some control, but not actively enforcing landscaping rules in the rear yard, and
- 40 were for not changing the rules at all.

Because a majority of 67 is required to pass any change to the Policies & Guidelines, no change will be made as to how rear yard landscaping will be handled.

How active the enforcement of those restrictions will continue to be is up to each Association Board. The current board will continue to operate as we have in the past, enforcing the rules for violations that can be seen by the Property Manager when he goes through the community, but he will not actively search for violations in our residents' back yards.

Regarding the 2nd question in regard to Commercial Vehicles:

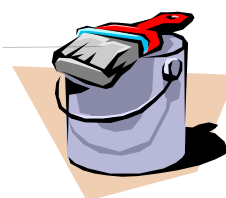
- 39 favored changing the definition of commercial vehicles, and
- 49 did not.

Again, because we did not receive 67 votes in favor of changing the current definition, it will stay as is.

The Board wishes to thank every homeowner who voted and returned ballots — as this is your community and this is the process by which you control what happens here.

Color Pallet Expansion

For homeowners who may be planning on repainting their homes in the near future, another ballot question is expected to be put out in the next few months regarding the expansion of the current paint pallet to add some darker colors.



As you may have noticed, we currently have very little variation in the five (5) approved house colors, and this

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We're on the web! Find us at: www.CarriageTrails-HOA.com

will be an opportunity to have more color variety. Any proposed new colors will conform to the latest requirements for the North Scottsdale area, which is a Light Reflective Value (LRV) of 35% or less.

Homeowners are reminded that a Architectural Request Form must be submitted to the Architectural Committee prior to repainting your home, but approval is usually granted within one day, provided one of the currently approved colors is specified, and you do not intend to use an accent color. Requests containing the use of accent colors on pop-out areas must go through the normal full approval process.

Brush/Bulk Trash Collection

A number of homeowners are placing yard waste out for pickup long before the scheduled pick-up date.

Because this compromises the appearance of our community, we will be enforcing the City's Nine-Day Rule of not placing items out for pickup more than nine (9) days prior to the scheduled pick-up date.

While the City publishes this information in our monthly water/garbage bill, we will also make every attempt to inform our homeowners as to when the City has scheduled the monthly pick-up for our area. For now, the schedule and rules regarding brush and bulk trash pickup is on the Carriage Trails website.

For more information, please call the City of Scottsdale at (480)213-3111.

Board Meeting Schedule

All homeowners are welcomed and encouraged to monthly Board Meetings, which are held on the second Thursday of each month at 7:00pm. The meetings are held in Desert Foothills Lutheran Church, located at 29395 North Scottsdale Road (the east side of Scottsdale Road near the Bobwhite intersection.) Upcoming meeting dates are:

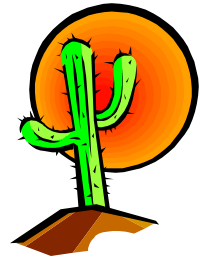
January 8th / February 12th / March 11th

Copies of past meeting minutes can be obtained by contacting the Association Manager.



Upcoming Neighborhood Clean-Up

A neighborhood clean-up will be held the morning of Saturday, January 10th 2004. All homeowners interested in helping should meet at the front entrance (Scottsdale Road & Morning Vista) at 8:30am. The areas to be cleaned up are the roadsides by Scottsdale Road and Dixelela, as well as the internal streets in our community.



Neighborhood Directory

The new Carriage Trails Directory is being included in with this mailing. If you should find incorrect information, information you would like added or deleted, or if you are a new homeowner who would like to be included in our next update, please forward your request to Charles Green. A Carriage Trails Neighborhood Directory Information Form can be found on page 5 of this newsletter, or you can go the Carriage Trails website at



www.CarriageTrails-HOA.com

and download the form in PDF or Microsoft Word format.

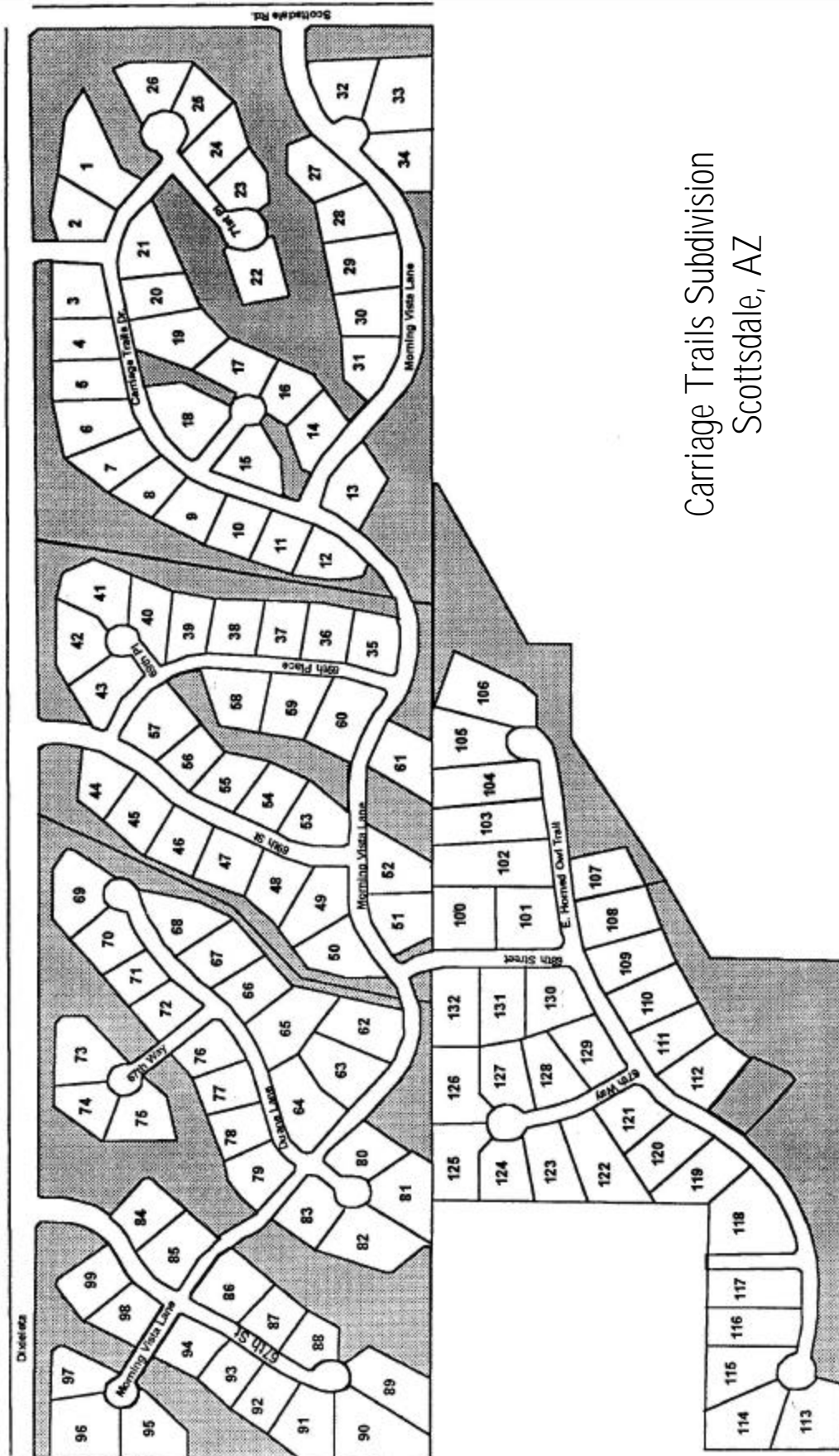
The intent of this Directory is connect our neighbors by providing information regarding interests, hobbies, children, etc., in addition to basic addresses and phone numbers if provided.

Intersection Re-Vegetation Project

Do YOU have a love of desert gardening? A few areas at the intersection of Scottsdale Road and Dixelela that have been disturbed by the utility companies need to be re-vegetated.



Carriage Trails Subdivision Scottsdale, AZ



The gray areas of the Carriage Trails Subdivision map are designated by the City of Scottsdale as "NAOS," which stands for the words "Natural Area Open Space." In accordance with the Scottsdale Environmentally Sensitive Land Ordinance, these areas must remain and be maintained in their state as natural desert.

Thus, you may view this attractive natural desert landscape, and if you desire, you may respectfully walk through it.

However, it is absolutely in violation of the Scottsdale Ordinance — and thus unlawful — to pile trash or plant clippings in it, ride bikes in it, build anything in or upon it, dig up the plants (or plant any new plants), or even remove dead plant material from any portion of the NAOS. In short, the NAOS is off limits — and it must remain that way.

By a Covenant that appears on each of the recorded Carriage Trails Subdivision maps, the responsibility for the maintenance of all of the NAOS is specifically imposed upon the Carriage Trails Homeowners Association. That's us — all of us — and if a Carriage Trails homeowner or a member of his or her family violates the law and damages the NAOS by doing something in the NAOS that is against the law, it is up to the Homeowners Association to fix it — and it's the offending homeowner that will have to pay for it. It would be entirely unfair to all of the other members of the Association — and that's all of us who own homes in Carriage Trails — if the unlawful actions of any single homeowner should be permitted to impose this cost upon the rest of us... so please remember to treat the NAOS with care.

A committee is currently being formed to help:

- Design a plan
- "Adopt" plants (caring for them until they get established)

As an added plus, we are fortunate enough to have a homeowner who has already volunteered to help — and he works at the Phoenix Desert Botanical Garden! Needless to say, we'll probably all learn a lot in the process!

If you are interested in volunteering, please contact Tim Ralston at (480)538-0171 or Sally Williams at (480)585-1813.

Motorized Vehicles

Homeowners are reminded that our internal streets are public streets; therefore motorized vehicles that are not properly registered and driven by a licensed driver are not permitted on them.



We have had dirt bikes, all-terrain vehicles, and go-carts on our streets, which are a hazard to other vehicular traffic, as well as pedestrians, who walk our neighborhood streets.

Welcome Wagon

If you are new to Carriage Trails, we'd like to welcome you! If we can be of assistance, or if you'd like to get involved, please let us know!



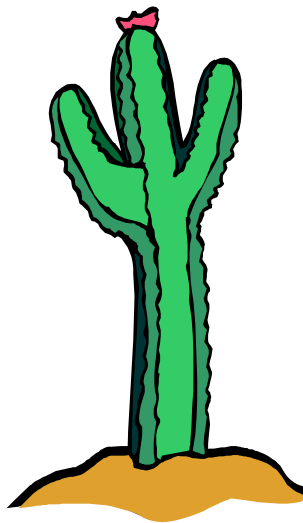
Carriage Trails Architectural Committee

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 Lot #14

Nora Heideman
 Lot #120

Clayton Poulson
 Lot #16



Tim Ralston
 Lot #106

Cathie Rasmussen
 Lot #77

Ron Westergaard
 Lot #111

We're always looking for more Architectural Committee Members!



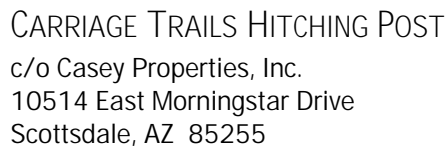
CARRIAGE TRAILS NEIGHBORHOOD DIRECTORY INFORMATION



Name(s):		Lot #:	
Street Address:			
Secondary Address (if applicable):			
Home Phone:		Fax:	
Work Phone(s):		Mobile Phone(s):	
Children/Ages:			
Interests:			
Affiliation(s):			
Do you have web access?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Email Address(es):	1)
			2)
Would you like to be notified when the Carriage Trails website is updated?	<input type="checkbox"/> Yes <input type="checkbox"/> No	Would you like to receive information on zoning, general plan, or other changes that impact our neighborhood?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Would you be interesting in getting involved on a neighborhood committee? <input type="checkbox"/> Yes <input type="checkbox"/> No			
Comments? Concerns? Suggestions?			

You can send your form via email to CGreen47@yahoo.com or OfficeAttache@cox.net upon completion, or fax it to Charles Green at (480)515-4808.

Any information provided on this form will be kept private and used only in the Carriage Trails Neighborhood Directory. It will not be given out for any unauthorized review, use, disclosure or distribution.



WE'RE ON THE WEB!
WWW.CARRIAGETRAILS-HOA.COM

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You're also welcome to contact any of the Board Members directly via phone or email.