

JUNE 2004

CARRIAGE TRAILS HITCHING POST



The Newsletter of the Carriage Trails Homeowners Association

Board of Directors 2004-2005

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2004 Annual Meeting

The Carriage Trails Homeowners Association Annual Meeting was held at 7:00pm April 22, 2004 at North Ridge Community Church. Fifty-five ballots were represented in person, mail-in ballot, or by proxy, with approximately one dozen homeowners in attendance.



The 2003-2004 Board of Directors Annual Report was read, and included the following:

- The website was finalized and expanded;
- New landscape & lighting was added to the Scottsdale Road entrance;
- Two ballot questions were presented to homeowners regarding: 1) the possible revision of the rear-yard Policies & Guidelines, and 2) the expansion of the commercial vehicle definition. Both ballot questions failed to receive the necessary 67 votes for passing;
- A Committee was formed to research improvement of the Dixelela and Scottsdale Roads intersection, as well as along Scottsdale Road; and
- The installation of a 67th Street entrance median was researched and found to be too time consuming for the Board to address the issue at this time.

The following homeowners were elected to the 2004-2005 Carriage Trails Homeowners Association Board of Directors:

- Bob Keitzman, Treasurer (#112)
- George LaBlonde (#82)
- Howard Myers, Vice President (#113)

- Riechia Ralston, Secretary (#106)
- Charles Sandhofer, President (#35)

New House # Signage Policy

In response to homeowners who feel they need more visible house numbers than currently allowed (the small plaque attached to the garage), the following list of guidelines has been developed by the Architectural Committee. The CC&Rs do not allow additional signs, however they do give the Architectural Committee the authority to establish acceptable criteria that would allow their use. It is believed that these guidelines will fit most signs that have already been placed by homeowners thus minimizing any retrofit that may be necessary. Done



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Stay informed and check our website often at: www.CarriageTrails-HOA.com

properly such signs would be an attractive addition to the community as well as making it easier to find houses. These guidelines will provide some consistency for their use and appearance in the neighborhood. The Carriage Trails Board has recently approved these guidelines. While approved, any such sign would still require the approval of the architectural committee, however any sign that meets all of the guidelines can be approved immediately by the chair of the committee.

Note that any existing signs are not grand fathered since they were not allowed or approved in the first place, however no association action will be taken against homeowners with such signs if they submit their request for approval to the architectural committee within 30 days of this notice. A request form is attached to this notice. Again, any signs that meet the guidelines below will be approved immediately while others would have to be approved by the whole committee and therefore could take longer. The goal is to insure that any such signs are in character with the neighborhood and are an attractive addition, while not violating the CC&Rs. The following provides information regarding the new House Number Sign Guidelines:

- **Size:** The sign should be no larger than 20" high x 36" wide and 6" deep.
- **Material & Color:** The sign should be made out of sandstone, tan in color.
- **Lettering:** The sign should contain the street number of the house as the major feature with letters (numbers) 5 to 7 inches high. All lettering should be dark brown to black, for contrast to and compatibility with the tan sandstone. The letters/numbers may be recessed if desired.
- **Options :** The family name of the residents may be included in smaller letters of the same color.
 1. **Designs:** Small designs compatible with the character of the community, such as desert animals, plants, etc. may be included so long as they are not a dominant part of the sign.
 2. **Placement:** The sign should be no closer than 8 feet to the curb so it is out of the right-of-way and presents no hazard. It should be along side the driveway or walkway in front of the house so it is easy to find. It should be placed so as to be visible when approached from either direction on the street, unless placed on a lot on a cul-de-sac or street with no other access in which case it can be angled toward the normal direction of incoming traffic. The sign shall be held in place or supported using boulders or large rocks to appear more natural.
 3. **Illumination:** If lit for visibility at night, the light shall be ground mounted, completely shielded, and pointed

at the sign so no light is visible off the property. The wattage of the light shall be 30 Watts or less. Another option is to highlight the numbers with a thin stripe of reflective paint (yellow or orange preferred) for night visibility without the use of lights.

Expanded Color Pallet Update



For homeowners who might be planning on repainting their homes in the near future, you may wish to wait because another ballot will be coming out in the near future about the expansion of the current paint pallet to add some darker colors!

Currently we have very little variation in the five approved house colors, and this 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.

We'll be posting color photo samples of the proposed color pallet on our website in the near future, so if you'd like to be included in the "Website Update" distribution list, please email OfficeAttache@cox.net.

Brush/Bulk Trash Collection



A few homeowners are continuing to place yard waste out for pick-up long before the scheduled pick-up date. Because this compromises the appearance of our community, we are 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. The Carriage Trails Pick-Up Schedule is listed below:

FOR THE WEEK OF / NOT BEFORE

June 28, 2004	/	June 19
August 30, 2004	/	August 21
September 27, 2004	/	September 18
October 25, 2004	/	October 16
November 29, 2004	/	November 20
December 27, 2004	/	December 18

Please have your items out ready for collection no later than 5:00am the day your area is scheduled for pick-up. Your items will be collected during the week your collection is scheduled.

For your convenience, the Brush & Bulk Trash Pick-Up, and Appliance Collection Schedules can be found on the

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

Monthly Board Meetings

All homeowners are welcomed and encouraged to attend the monthly Board Meetings, held on the 2nd Thursday of each month at 7:00pm at Desert Foothills Lutheran Church (29395 North Scottsdale Road). Upcoming meeting dates are:

June 10 / July 8 / August 12 / September 9

October 14 / November 11 / December 9

January 13 / February 10 / March 10 April 14

Can't make a meeting but want to keep informed? Just request a copy(ies) of past meeting minutes from the Association Manager.



You can find a Carriage Trails Neighborhood Directory Information Form on page 5 of this newsletter, or you can visit the Carriage Trails website and download the form in PDF or Microsoft Word format.

Our neighborhood Directory is intended to help connect our residents by providing info about interests, hobbies, children, etc., as well as basic address & phone number info (if provided)... Make a new friend!

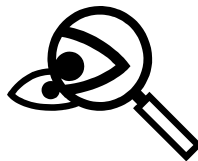
Welcome Wagon

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 any of the Board members or the Property Manager know!



Keep Your Eyes Open

Recently several plants may have been stolen from a couple of the Carriage Trails NAOS areas, so keep an eye out for anyone in those areas — as no one should be in there for any reason.



In addition, a resident's car was stolen (and later recovered) during mid-day from inside the garage while the garage door was left open, so here's a reminder to keep your garage door closed as much as possible. As always, please be a good neighbor, and report any suspicious activity you may see to the Scottsdale police by dialing (480)312-5000.

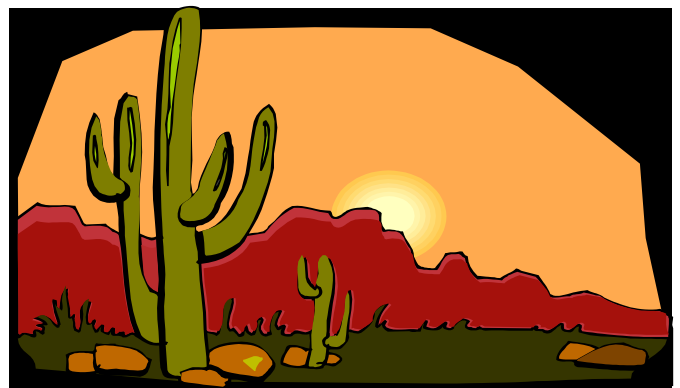
Intersection Clean-Up Planned

The intersection of Scottsdale Road and Dixeleta, as well as along Scottsdale Road, will be cleaned up in the next few weeks, thanks to the diligent efforts of several of our residents! If you have any suggestions about something in our neighborhood, please let us know!

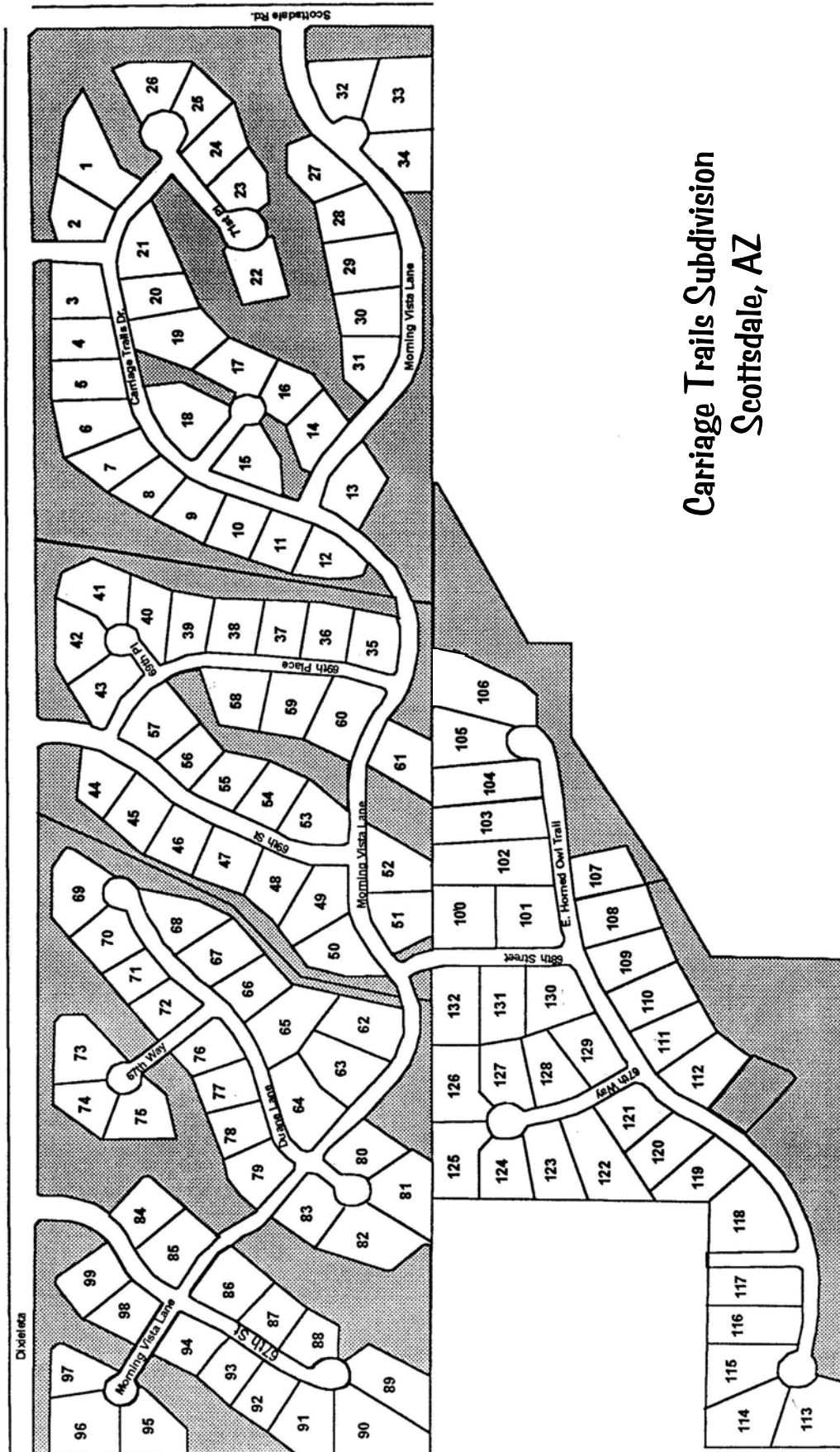


Neighborhood Directory

If you see incorrect information in your Carriage Trails Directory, something you'd like added/deleted, or if you're a new homeowner who'd like to be included in our next update, please forward your request to Charles Green.



Stay cool and have a safe summer!



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.

It is absolutely in violation of the Scottsdale Ordinance — and thus unlawful — to pile trash or plant clippings in it, ride bikes or motorized vehicles 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 must remain that way — to eliminate possible damage and/or liabilities which could be incurred. 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.



Please complete the following and send it to:

Name: _____ **Phone:** _____

Address: _____ **Lot #:** _____

1. Why do you want to be a member of the Architectural Committee?

2. What specific qualifications do you have that would be of benefit in serving the community in this way?

Carriage Trails Architectural Committee

Nora Heideman
Lot #120

***If you have an interest in
serving on the
Architectural Committee,
we'd love to have you!
Just fill out the above form
and send it to the
Association Manager...
and get involved!***

Ron Westergaard
Lot #111

Local Group Contact List

(Being included as a service to our residents...

Because it contains only the groups of which we are aware, it may not be all-inclusive.)

Group Name	Type & Activity	Address & Web Site	Contact, Phone & E-mail
Coalition of Pinnacle Peak	Activist – mostly development Also has a political action group for city elections.	8912 E. Pinnacle Peak Road, #275 Scottsdale, AZ 85255 www.coppeak.org	Bob Vairo (president) 585-4463 Sonoran@aol.com
Desert Foothills Land Trust	Land Conservation & preservation group	Foothills Land Trust PO Box 4861 Cave Creek, AZ 85327-4861 www.dflt.org	480-488-6131 info@dflt.org
Desert Properties Association	Homeowners association mostly for un-subdivided properties in North Scottsdale	POB 7224 Cave Creek, AZ 85327	Howard Myers (president) 480-473-0109 howard_myers@sensor-tech.com
Foothills Animal Rescue	Pets	6061 E. Cave Creek Road Cave Creek, AZ www.foothillsanimal.org	480-488-9890 far@extremezone.com
Friends of the Scenic Drive	Local preservation –mostly Scottsdale Road. Hosts road cleanups	8711 E. Pinnacle Peak Rd. #360 Scottsdale, AZ 85255 www.scenicdrive.org	Edie Shannon (president) 480-585-6558 Shannons97@aol.com
Greater Pinnacle Peak Association	Community organization serving North Scottsdale, Cave Creek & Care-free. Public education and awareness of the our Sonoran desert community	8711 E. Pinnacle Peak Rd. #123 Scottsdale, AZ 85255 www.gppaaz.org	Les Conklin (president) 480-595-0630 lesconklin@gppaaz.org
Liberty Wildlife	Local Wildlife rehabilitation group – all wildlife	www.libertywildlife.com	480-998-5550
McDowell Sonoran Land Trust	Land Conservation & preservation group	PO Box 14365 Scottsdale, Arizona 85267-4365 www.mslt.org	Org. phone: 480-998-7971 Carla (exec Director) preserve@mslt.org
People First	Local political action group	P.O. Box 26222 Scottsdale, AZ. 85255 www.people-first.net	Tim Montgomery 480-595-1444 Volunteers@scenicpimaroad.com
Scenic Pima Road.com	Local preservation –mostly Pima Road. Hosts road cleanups	www.scenicpimaroad.com	Tim Montgomery 480-595-1444 Volunteers@scenicpimaroad.com
Sonoran Arts League	Association of local artists	PO Box 1689, Cave Creek, Arizona 85327 www.sonoranartsleague.org	Ralph Deuschle (President) 480-473-3283 JaguarC@aol.com Org Phone: 480-488-3381 sonoranartleague@aol.com
Southwest Wildlife Rehabilitation and Educational Foundation	Local Wildlife rehabilitation group – Mammals	8711 E. Pinnacle Peak Rd. PMB 115 Scottsdale, AZ 85255 www.southwestwildlife.org	Linda Searles (founder) 480-471-9109 swref@extremezone.com Pager: (602) 340-2303 (24 hour)
Wild at Heart	Local Wildlife rehabilitation group – birds of prey	31840 N. 45th St. Cave Creek, AZ 85331	Bob Fox 480-595-5047 (24 hour)



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.

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