



CARRIAGE TRAILS HITCHING POST

JULY 2016



The Newsletter of the Carriage Trails Homeowners Association

Board of Directors 2016 - 2017

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PAINT ISSUE

It has come to our attention that the paint color Teddy Bear, DE6131, changes color over time to where it looks almost orange. This does not appear to happen with any other approved color, they may fade some but do not change color. This problem seems to be independent of the paint manufacturer as long as they try to match the color. For this reason, we are recommending that you do not use Teddy Bear when repainting your home.

If you did use Dunn Edwards paint and would like to explore remedies, contact our property manager, Charles Green and he can send you information.

YARD WASTE

Any trash or yard clippings, put out for the city to pick up, must be on your own property, not on common association property (NAOS) or a neighboring property. Also, no material should be put out for pickup more than 9 days before the first possible day the city will pick it up.

You can find the city's rules and schedule for pickup at:

<http://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection>

and rules for what is picked up at:

<http://www.scottsdaleaz.gov/solid-waste/brush-bulk-collection>

DOGS

A lot of us own dogs, there is truly no better companion. However lately, there have been some dogs in the community that are not on a leash and there has also been a proliferation of dog droppings, both in the NAOS and on homeowner's lots. Both the city and the county require any domestic pet to be on a leash when off the owner's property and picking up after your dog is also a

requirement. Allowing your dog to run off leash exposes them to the many dangers in the desert, including snakes, Javelina, and coyotes, not to mention all the plants with thorns.

We appreciate those homeowners who follow these rules and would hope that everyone would do the same as a courtesy to all other homeowners, if not for the safety and welfare of your own pet.

DIRECTORY UPDATE

We plan to update the Carriage Trails Directory early this year, so if you want to add or change information in it, please fill out the attached form and send it to the property manager, Charles Green, or to Howard Myers (see contact information on the left).

WEB SITE

We are transitioning the maintenance of the Carriage Trails web site again, but we have a board member working on it, so we appreciate your patience. The site will still work, but some of the information on it is out of date, including the list of board members. Any specific concerns can be sent to Charles Green and we will try to incorporate them when the site is fixed.

FRONT LIGHTS

Board member Bob Conti fixed the front lights so our sign can now be seen pretty well, so he deserves our thanks.

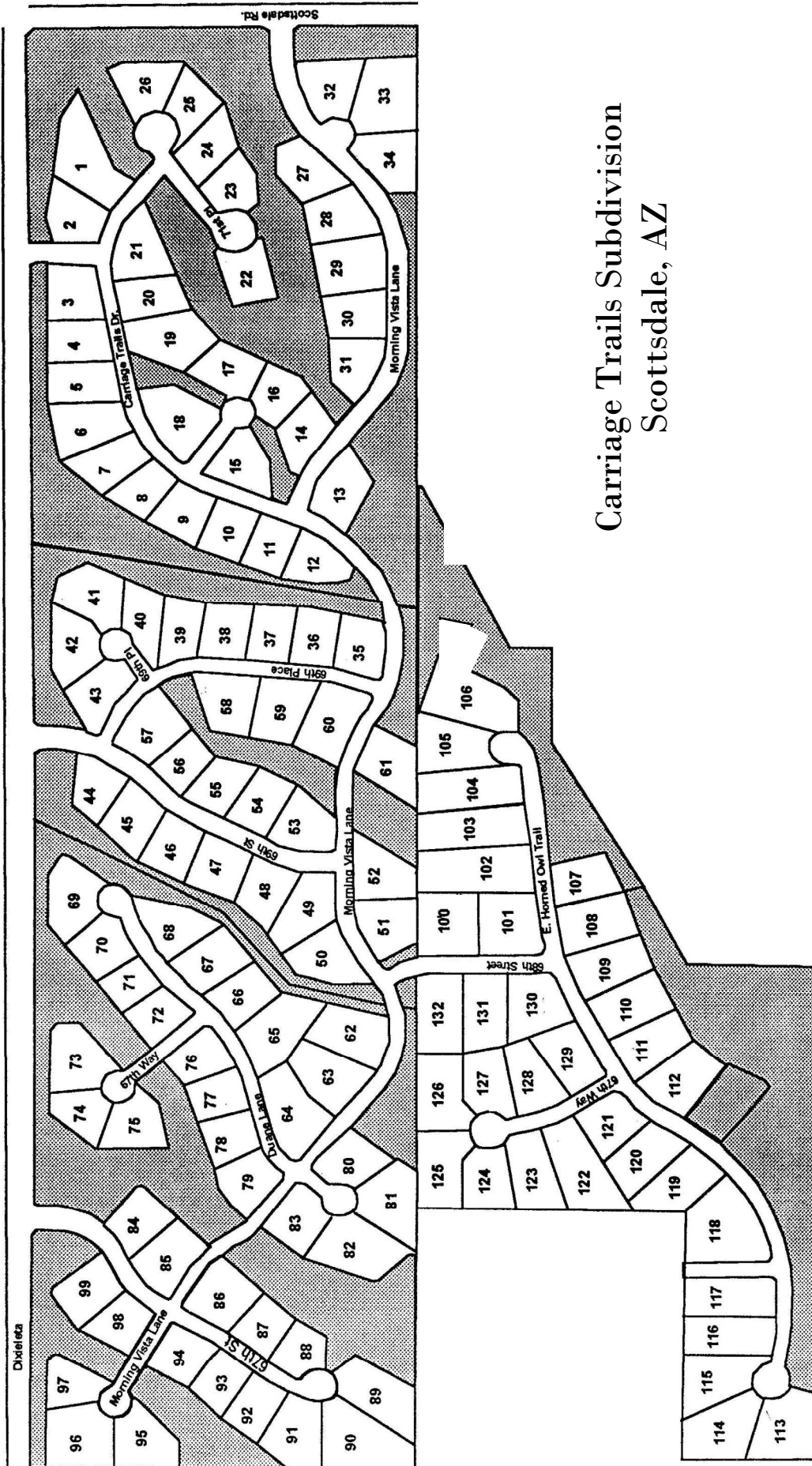
LANDSCAPE CONCERNS

If you have any concern about our Natural Area Open Space (NAOS) please contact the property manager, Charles Green.

Hope you all have a great Summer!

Stay informed by visiting our website often at www.CarriageTrailsHOA.com

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.