



CARRIAGE TRAILS HITCHING POST

MARCH 2017



<http://www.carriagetrailshoa.com/>

Board of Directors 2016 - 2017

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PROPERTY MANAGER

Charles Green
P.O. Box 25877
Scottsdale, AZ 85255
Charles@caseypros.com
480-473-0703

The annual meeting
will be on 4/13/2017
At the
Desert Hills
Presbyterian Church

The Newsletter of the Carriage Trails Homeowners Association

ARCHITECTURAL COMMITTEE

We have a number of openings on the Carriage Trails Architectural committee so if you have any interest in serving your community on the committee, please fill out an application and send it to Charles Green. You can find the application on the web at:

http://carriagetrailshoa.com/Documents/FORM_AC_CommitteeMemberApplication.doc

Or navigate to it on the Carriage Trails web site on the öGet Involvedö page.

WALL/FENCE COLORS & CONDITION

Please note that our CC&Rs require that any wall or fence be painted to match the house and that the wall or fence be maintained in good repair. This is not a requirement we can change because it is in the CC&Rs so if your wall or fence is not the same color as the house, or in need of repair or repainting, please repair and/or paint it so it is.

TRASH PICKUP

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

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

Note that nothing can be put out for pickup any sooner than 9 days prior to the Monday of the week it is to be picked up.

PET PROTECTION

A lot of us own dogs, there is truly no better companion. However there are a number of predators that live in the area so we urge you to know about the dangers and protect your pet. We have had cases of pets being taken by coyotes but also owls, hawks, and bobcats if they are small pets, so make sure you keep an eye on your pet when they are outdoors. Realize that a coyote can easily jump a 5 or 6 foot fence so that alone is not adequate protection and there are no barriers to owls, hawks, and bobcats.

We all love our pets and they need our protection to

make sure they are safe.

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 have updated the Carriage Trails web site and included a lot more information in addition to updating the material on the site. Please check it out and if you have any concerns or ideas on how to improve it, send them to Charles Green or Howard Myers see contact information on the left). *Also please take our community party survey on the Web Site home page.*

WEEDS

With all the rain we had in the Fall and Winter we have more weeds than usual so if you have them on your property please remove them or treat the areas.

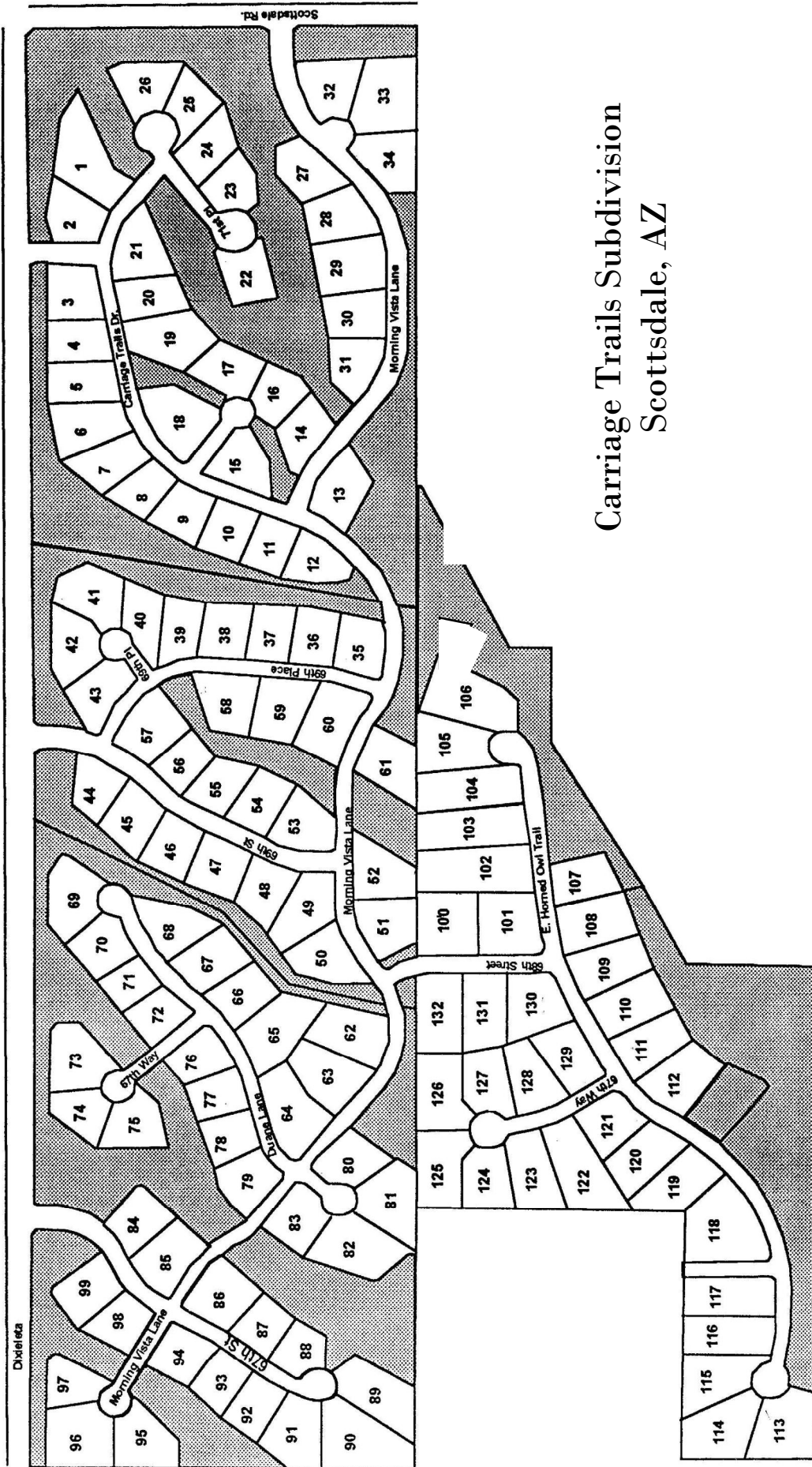
LANDSCAPE CONCERNS

We have had a lot of rain which can modify our washes so if you have any concerns about our Natural Area Open Space (NAOS), particularly our washes, please contact the property manager, Charles Green.

Washes can be blocked by plants and dead brush, so if you know an area where this exists, please notify our property manager, Charles Green, and we will make sure it is corrected. The safety of all our properties is dependent on keeping the major water flows in the washes, and preventing erosion near our walls or homes, so it is critical that they be clear.

Hope you all have a great Spring and Summer!

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



**Carriage Trails Subdivision
Scottsdale, AZ**

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.

Carriage Trails Directory

In order to promote the feeling of community and to help everyone become more familiar with their neighbors, we updating the Carriage Trails directory. The directory includes any of the following information that a homeowner may want to submit: homeowner names, children (if any), address, phone numbers, e-mail, and interests. If you want your name added to the list or to change and/or add information to the existing list, please fill out the form on the next page and mail or e-mail it back to:

Charles Green

or Howard Myers

Casey Properties, Inc.

6631 E. Horned Owl Trail

P.O. Box 25877

Scottsdale, AZ 85266

Scottsdale, AZ 85255

charles@caseypros.com

howard.myers@cox.net

or call 480-473-0109

Note that this list will not be given out to anyone other than residents in Carriage Trails and therefore has no purpose other than helping everyone get to know each other. It will also serve as a way to get in touch with you in the event of an emergency that may affect you or your home.

Over

Carriage Trails Information

Name(s): _____

Address: _____

Children (ages) (Optional): _____

Home Phone (Optional): _____

Work Phone (Optional): _____

Cell Phone (s) (Optional): _____

E-Mail (Optional): _____

Interests _____

Organizations _____

WEB Access (Yes/No) _____

E-mail services available to Carriage Trails homeowners

Want to receive information on community events? (Yes/No) _____

Want to receive information on zoning, General Plan, or other changes that impact this area? (Yes/No) _____

Want to receive information on the McDowell Sonoran Preserve (Scottsdale's 30,000 acre Preserve)? (Yes/No) _____

Receive Carriage Trails Newsletter by e-mail (Yes/No) _____

If a part time resident, or sometimes live at another address, please provide your other address.

Alt Address: _____

Alt Home Phone (Optional): _____

Alt Work Phone (Optional): _____

Alt Cell Phone (Optional): _____