



CARRIAGE TRAILS HITCHING POST

MAY 2019

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



Board of Directors 2019

PRESIDENT

Howard Myers
howard.myers@cox.net
480-473-0109

VICE PRESIDENT

Bob Conti
robert.conti@burgessniple.com
480-419-8232

OTHER BOARD MEMBERS

Bryan Ruble
therubles59@gmail.com
480-419-5080

Kriste Rose
kriste.rose@hotmail.com
480-765-1850

Sue Gibson
sueliz@cox.net
480-688-6688

PROPERTY MANAGER

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

Board Meetings are held
at 6 pm on the 2nd
Thursday of each month
At the
Desert Hills
Presbyterian Church
In the Choir Room

The Newsletter of the Carriage Trails Homeowners Association

ANNUAL MEETING

We had our annual meeting and the board members shown on the left were elected.

PROPERTY MANAGER

We found out this month that we will need to find a new property management company so we will need to find another company to handle Carriage Trails. Casey Properties will handle Carriage Trails through the end of July so we will continue to use them for now. When we have identified the new company we will let all homeowners know and post on the web site.

We appreciate your patience as we make this transition.

BASKET BALL GOAL SURVEY

79 of 132 lots (60%) responded to our survey on how to handle Basket Ball Goals in the community. 48% of the respondents preferred the current solution, 25% wanted portable goals with no restrictions and 25% wanted to strictly follow the CC&Rs. Only a few wanted to change the CC&Rs so it appears we will stick with the current practice of allowing portable goals to be used as long as they are put away when not being used.

COMMUNITY PARTY

Carriage Trails will hold its yearly neighborhood party on October 12th in case you want to plan ahead. Each year we seem to get more residents, which is a good sign, so plan to come if you can.

If any of you have any comments on the party or suggestions on how to improve it, please contact Sue Gibson.

TRASH PICKUP

A reminder, 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. You can find the city's rules and schedule for pickup at:

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

PET WASTE

Many of us own dogs and like to walk them in the neighborhood. Please be respectful of our streets and washes and pick up after your dog. It really isn't difficult and keeps our community looking good.

ARCHITECTURAL APPROVAL

Please remember that ANY change to the exterior of your property, both front and back, needs Architectural Committee approval. Request forms are on the web site or can be obtained from Charles Green, or Howard Myers (see contact information on the left).

LANDSCAPE CONCERNS

We had very unusual weather this year which created excessive weeds. We are looking at addressing the areas immediately adjacent to the roads.

Most of our homeowners have been really good about keeping their properties looking good, but there are a few that need some care, so please weed as necessary to keep your property looking good. It will really be appreciated by all neighbors.

WASH CONCERNS

Because of all the rain we had it is possible some areas in our washes are becoming obstructed. We will be checking on this but if you have any concerns about our Natural Area Open Space (NAOS), particularly our washes, please contact one of our board members.

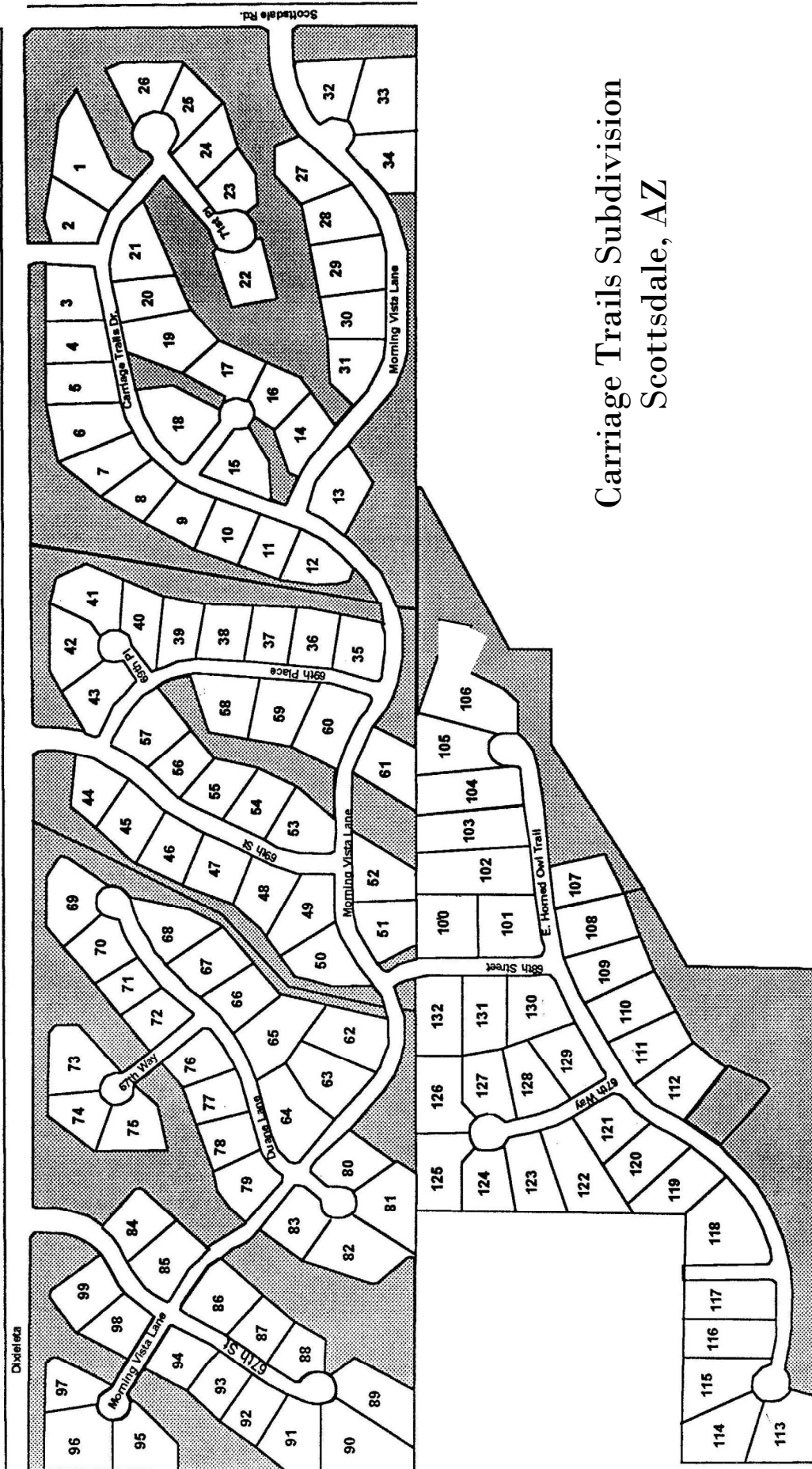
LIGHTING

We live in a designated Dark Skies area so outside lights left on at night are not only unwelcome but are regulated by both the city of Scottsdale and Carriage Trails Guidelines and CC&Rs. As with any other change to the outside, all external lights need to be approved by the Architectural Committee to make sure they comply with the rules and also do not adversely impact neighbors.

The goal is to allow residents the lights they need while complying with the Dark Skies rules and regulations as much as possible. The Architectural Committee will help you do that.

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.