

NOVEMBER  
2004

# CARRIAGE TRAILS HITCHING POST



*The Newsletter of the Carriage Trails Homeowners Association*

## Board of Directors 2004-2005

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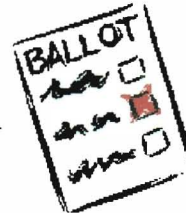
### George LaBlonde

6674 East Duane Lane  
Scottsdale, AZ 85262  
(480) 563-5333  
GeorgeLaBlonde@earthlink.net

### Charles Green Association Manager

Casey Properties, Inc.  
10514 East Morningside Drive  
Scottsdale, AZ 85255  
(480) 473-0703  
Fax: (480) 515-4808  
CGreen47@yahoo.com

## Ballot Results



Homeowners who might be planning on repainting their homes in the near future now have five (5) new colors from which to select! This passing ballot item will now allow Carriage Trails to conform to the latest North Scottsdale area paint requirements, of having a Light Reflective Value (LRV) of 35% or less.

As of November 16, 91 total ballots were received with the following results:

- **Question #1 — New Paint Colors:**  
Yes = 80  
No = 11
- **Question #2 — Bylaws Amendment:**  
Yes = 55  
No = 36

As seen above, the ballot question regarding a change in some Board of Directors term length did not have enough votes to pass.

Remember any homeowner can put a question out before the other homeowners for a vote by meeting the following requirements:

- The question must not conflict with the CC&R's, but can address a topic in the Guidelines, or one that has not been addressed at all.
- You must "champion the cause" by authoring the ballot question
- You must also author the ballot question's "Pros" as to why it should be passed.
- Obtain the signatures of ten (10) homeowners who would be willing to put the ballot question to a vote. The ten would not need to support the change, only need to agree to put it to a vote.

- Submit the ballot question, the Pros & Cons, and homeowner signatures to the Association Manager for inclusion on the next monthly Board meeting agenda, which is the next step towards going to a ballot.

Upon sending the ballot to the Carriage Trails homeowners, if at least sixty-seven (67) homeowners vote in favor, it passes.

## HOA Dues

We are not changing the dues for 2005. Historically, we have never asked for an increase and see no reason to think the dues will increase in the near future.

Wouldn't it be nice if we could say that about all our other household budgetary items?

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Stay informed and check our website often at: [www.CarriageTrails-HOA.com](http://www.CarriageTrails-HOA.com)



## 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).

The remaining meetings for the 2004-2005 season are:

**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.

## Talkin' Trash

Some of our homeowners are continuing to place yard & bulk 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

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.

Also, to keep up the appearance of the neighborhood, please keep your trash cans screened from the street or neighboring lots when not out for weekly pick-ups.

## "No Solicitation" Signs

Four new "No Solicitation" signs will soon be installed at each of our Carriage Trails entrances, hopefully serving as a deterrent to unwanted outside salespersons.

Any homeowner who wants to prevent solicitation needs to install their own sign in addition to the ones the association posts, so the Scottsdale police will respond to a call. These small signs can be purchased at local hardware stores.

If you want to, you can alert the Association Manager or



one of Board members when/if the "No Solicitation" request is ignored, and the company name will be posted on our website.

Incidentally, please know that this doesn't include our residents' fundraisers, like Girl Scout cookies, School coupon books, etc., but is intended to keep out unknown panderers wandering around Carriage Trails.

## Got or Had Leaks?

Homeowners who have either had to replace damaged and/or faulty roof tiles, or who will be doing repairs in the near future... We need your help.



Unfortunately the roof tiles that were originally installed on our neighborhood homes are no longer manufactured, and this is where you come in...

If you find a reasonably similar roof tile that blends in well with the roof tiles that were originally installed on our homes, please provide to the Association Manager and/or one of the Board Members:

- Manufacturer's name
- Store where you purchased them

This will enable us to share that information with other residents. Thanks!

## SonRise Church/School Update

The Scottsdale Planning Commission voted 6:1 against after two months of false starts on the SonRise Community Church 7-UP-2004 on September 29th at 5:00pm at the City Hall Kiva.



Howard Myers and Charles Sandhofer, as well as other residents living outside Carriage Trails, came together and worked very hard to make sure the arguments and points of view of hundreds of residents in this community were understood by the people who will ultimately decide this case.

This case has always been about stopping high-density commercial developments of private schools / gymnasiums / theaters on low-density residential land zoned RI-70 ESL FO. This type of development is not in compliance with current City ordinances and policies, and would not be consistent with why we all purchased property in this area.

Foothills Academy on Ashler Hills & /Scottsdale Road has already demonstrated how property values can be negatively impacted by a private school.

What is instrumental now is that as many area residents as possible attend the upcoming City Council meeting, which has been postponed until after the first of the year. More information is forthcoming as it becomes available.

## Architectural Committee Needs You

Architectural Committee is in need of more members. If you would like to get involved, and can spare a couple hours each month, please complete the Form on page 5 of the newsletter, and return it to the Association Manager.

## 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.



You can find a Carriage Trails Neighborhood Directory Information Form on page 7 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

Those of you who 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 Association Manager know!

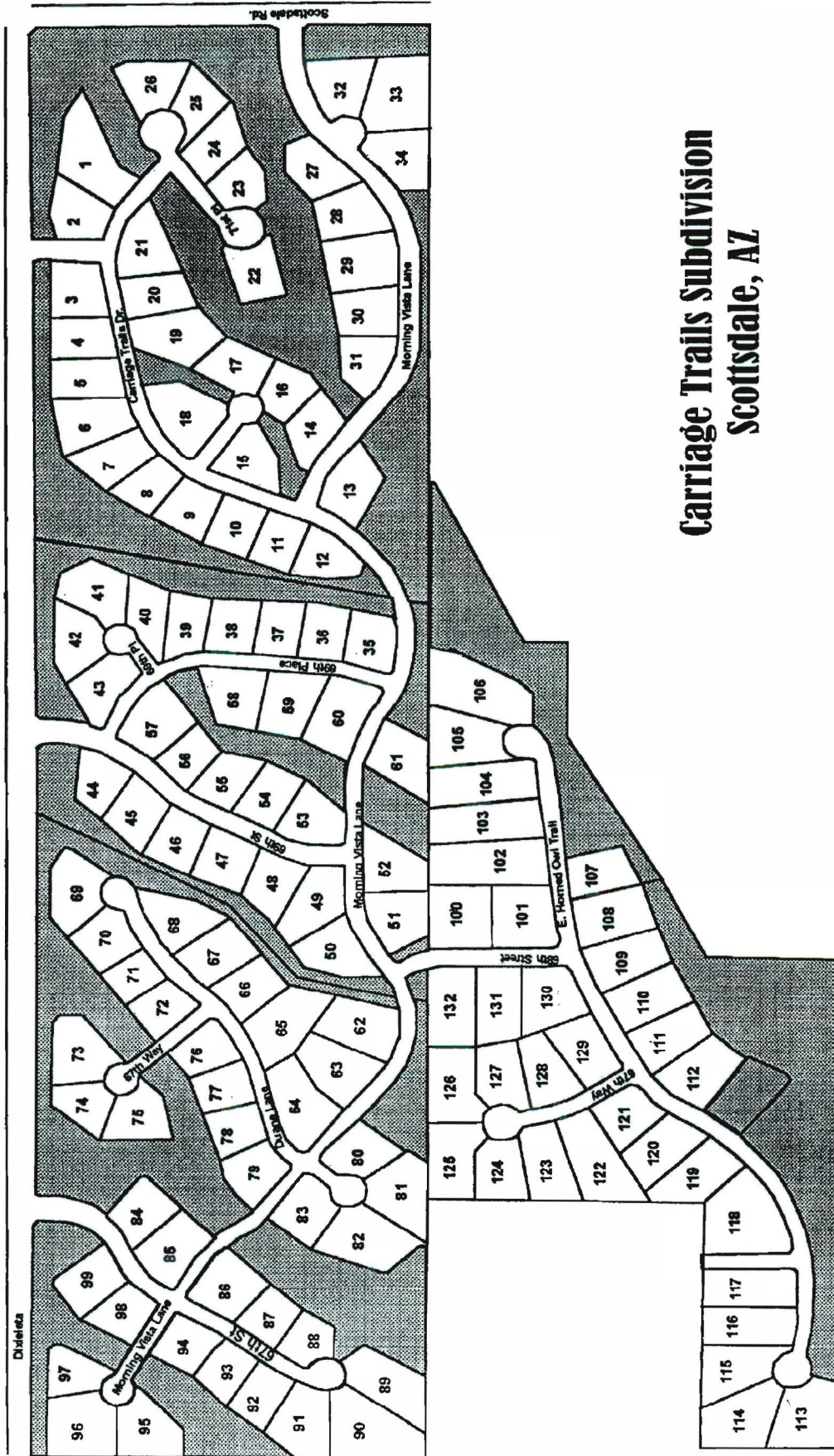


If you would like to be notified when the Carriage Trails website is updated, please send your email address to CGreen47@yahoo.com or OfficeAttache@cox.net.



*Happy Holidays!*





## 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.



# Carriage Trails Architectural Committee Member Application



*Please complete the following and send it to:*

Casey

*Charles Green  
Properties, Inc.  
10514 East Morning Star Drive  
Scottsdale, AZ 85255  
Fax: (480)515-4808 / Email: CGreen@yahoo.com*

**Name:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Address:** \_\_\_\_\_ **Lot #:** \_\_\_\_\_

*Please answer the following questions:*

- 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

Howard Myers, **Chairperson**  
Lot #113  
(480) 473-0109  
Howard\_Myers@sensor-tech.com

Rex Engbretson  
Lot #14

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!***

Clayton Poulson  
Lot #16

Cathie Rasmussen  
Lot #77

Ron Westergaard  
Lot #111



# **CARRIAGE TRAILS ASSOCIATION APPLICATION FOR THE BOARD OF DIRECTORS**

*Please complete the following information & mail to:*

Charles Green  
Casey Properties, Inc.  
10514 East Morning Star Drive  
Scottsdale, AZ 85259

Name: \_\_\_\_\_ Lot #: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**Two Nominating Carriage Trails Property Owners (from Different Lots):**

<u>NAME (Printed or Typed)</u>	<u>NOMINATING HOMEOWNERS' SIGNATURE</u>	<u>LOT #</u>
_____	_____	_____
_____	_____	_____

**Please answer the following questions. This information will be sent to all Carriage Trails Members:**

- 1. Why do you want to be a member of the Carriage Trails Board of Directors?**
- 2. What experience do you have that would be of benefit in serving the needs of the Association?**
- 3. Please attach any other additional information that you think would be of importance.**

*Please return to Casey Properties by 4:00pm April 15, 2005.*



# 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](mailto:CGreen47@yahoo.com) or [OfficeAttache@cox.net](mailto: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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