

FEBRUARY
2007

CARRIAGE TRAILS HITCHING POST



The Newsletter of the Carriage Trails Homeowners Association

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2006-2007

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Community Curb Appeal

Over the past few years, we have seen the value of our North Scottsdale homes rise, the construction of new communities being built all around us, and our own residents updating our homes — both inside and out. In addition, a number of you have suggested that Carriage Trails make improvements to our neighborhood's common areas, too.

In response to your call, a Committee has been working with the Board of Directors to evaluate what we can do to make Carriage Trails look its best. Several capital improvement projects have been identified, of which the Board of Directors is in agreement, which include:

- **Improving our main entrance sign.** It is felt that our main entrance sign is outdated and not properly visible when entering from Scottsdale Road. Several proposals for improvement have been presented to the Board.
- **Replacing/improving our community mailboxes.** Our mailboxes no longer meet Post Office safety regulations, are rusting, and unsightly. A proposal for new, larger, thief-resistant mailboxes with decorative (stucco and/or stone) surrounds incasing them has been recommended to the Board.
- **Cleaning our washes to facilitate proper drainage.**
- **Repainting our subdivision wall.**
- **Improving our three Dixileta entrances.**
- **Continuing to enhance the landscaping in various neighborhood common areas.**

While some of these projects can be afforded using monies from our annual dues, additional funds are required to cover the costs of the larger projects. The Board is currently trying to find a way with which to finance them.

As we all know, curb appeal is an important consideration when evaluating an area, as well as when selling one's home. Many of us live in Carriage Trails because we love the area and the desert feel it provides. They are seeking your help, and invite you to attend any of their meetings.

Current members are Sally Williams, Dania Kenny, John Schmitt, and Joan Sandhofer, and they would love to add **you** to that list. If you are interested please contact Barb Ruble at BRuble@qwest.net or (480)419-5080.



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

Paint Ballot Results

To add more variety, and because Carriage Trails original house paint colors were not in compliance with the City of Scottsdale's Environmentally Sensitive Lands Ordinance (ESLO), Carriage Trails homeowners voted to approve the eight new colors by a margin of 74:11. All previous house paint colors will be grandfathered, only if the exact same paint color currently on the house will be used.



Upcoming 2007 Annual Meeting

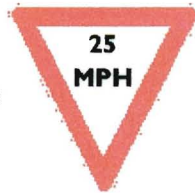


Mark your calendars for April 12th at 7:00pm for this year's Annual Meeting, where the first portion of the evening will be devoted to providing homeowners with more information on the proposed improvements to our common areas. Later in the evening will

be the annual briefing, as well as the announcement of the election results for the 2007-2008 Board of Directors. The meeting is being held in the Flagstaff Room of North Ridge Community Church located at 6363 East Dynamite (SW corner of Dynamite & 64th Street). This is a great opportunity to bring your input and meet your neighbors!

Please Slow Down

We still have neighborhood "speed demons" who need to be reminded that the speed limit in our community is **25 MILES PER HOUR**. Carriage Trails has many children and walkers who use our streets, so **PLEASE SLOW DOWN** and be aware of your speed as you drive through out community. Your responsible driving is appreciated!



Desert Brooms

Last year our landscapers did a great job of clearing out the Desert Brooms in our retention basins and common areas, as well as removing dead weeds next to our streets.

Because Desert Brooms are so invasive, please take this cooler time of the year to remove them from your property. The female plants are currently approaching the "bloom season," and in the near future their "dandelion-like seeds will again be floating (and germinating) everywhere, and are a messy nuisance at doorways and in garages, outlying buildings and pools, as well as cause problems for allergy sufferers.

Because of Desert Brooms' rapidly increasing invasive growth into man-modified areas, they are successfully competing with and crowding out



more our desirable plants, native or introduced, especially if a water source is reliable. Once established in ill-favored locations, mature plants are difficult and labor-intensive to remove.

Cutting off the branches at ground level is only a temporary solution. Survival-adapted, new branches will sprout profusely from the corm. Removal of or irrevocable damage to the root system seems to be required. Except for some pre-emergents, acids and poisons kill more than broom and are to be avoided. Prevention is the savvy first line of defense. Retain the indigenous vegetation as an unmolested natural buffer by clearing it judiciously, disturbing only the necessary minimum area of ground.

The second-best approach for broom control is to pull the young sprouts out with the roots, best timed for easier pulling after a good, earth-softening rain.



Neighborhood Watch

Please be on the watch for suspicious vehicles parked in and around our community. Crime is on the rise in this part of the Phoenix metro area, so if you would be interested in starting a Neighborhood Watch Program in Carriage Trails, please let the Association Manager know. Let's take care of our neighbors!



New Trail to be Installed

The City of Scottsdale is planning to build a trail in the easement along Dixeleta sometime over the next few months. Please address the Board of Directors with any concerns you may have.

Let the Stars Shine

(As found on Page 8 of Carriage Trails Policies & Guidelines Section 4.3.9 Lighting)

- Lighting shall be of an approved shielded design, such that the light is limited to shining on the Owner's lot.
- **Lights that create glare that is visible from other lots are prohibited.** This includes all forms of security lighting. Motion detector controlled lights are encouraged, but do not eliminate the shielding requirement... (Please have them set to turn off within a limited period of time.)
- Outside lights should be screened whenever possible with



- walls, plants, or internal shielding.
- Colored light bulbs, lenses, or reflectors are not permitted as part of the landscape or other exterior lighting
- Light output shall not exceed an illumination intensity of more than one foot-candle power as measured from the lot line.
- Landscaping lights shall be of low-voltage design. Light bulbs are to be limited to not more than 15 watts.
- High-pressure sodium lights, mercury vapor lights, halogen lights, and other similar lights are not permitted only standard incandescent lights are allowed.

Let's help let everyone enjoy our beautiful starry nights!

Monthly Board Meetings

All homeowners are welcome 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 meetings for the rest of the 2006-2007 season are:

*March 8 / April 12 / May 10
June 14 / July 12 / August 9 / September 13
October 11 / November 8 / December 13*

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



Exterior Change Reminder



Please remember an Architectural Request Form must be submitted to the Architectural Committee prior to repainting your home, but approval is typically granted within one day if you are using one of the currently approved colors.

Any requests containing "pop-out" accent colors must go through the normal full-approval process. Only identified accent colors used with their respective, original paint palette base color will be approved, and the house must be painted the exact same **original** color. No other requests for accent colors can currently be approved, as no accent colors are allowed for the new paint colors.

ALL PLANS...

Please make sure the following information appears on each page of any plan submitted to insure the proper lot can be identified if it is separated from the cover letter or application;

- Lot Number
- Name
- Address

- Phone Number (in case of questions)

CONSTRUCTION OF ANY TYPE...

- Lot plan (plat map) showing the location of the improvement with dimensions to lot line and house.
- Dimensions (length, width, and height) of improvement, material used, and finish applied (paint, stain, varnish, etc. including color).
- If Application is for a wall, note wall thickness, height, and material as above but also where thickness or height may change due to posts, supports, and/or change from block to iron. Also, show location of gates including dimensions, material, and finish.

LANDSCAPING...

Using the names as they appear on the approved plant list, please provide any plants you will be adding. This will help expedite your request and allow it to be approved in one or two days. Plants that can't be found on the approved plant list will be rejected. If you have any questions, please contact a member of the Architectural Committee or one of the Board Members, and we'd be glad to help you. Please note the plant list is separate for front and back (as per the definition of enclosed rear yard). Please include on your Approval Submittal:

- The approximate location of plants on a lot plan which also shows the location of the house, wall, pool, property line and any other permanent structures.

Residential Brush Removal

Please remember that the City of Scottsdale has enacted an the Brush/Bulk Trash Collection Ordinance asking residents not to place bulk or brush items out for collection more than two weekends (or nine days) prior to the Monday of the scheduled pick-up. The purpose of this

Ordinance is to alleviate blight in our neighborhoods. With this thought in mind, the Association is asking that homeowners not place bulk/brush items in front of your property any sooner than 9 days before the scheduled pick-up. If you need to remove

debris outside of the 9-Day Rule, you may haul up to 2,000 pounds of refuse, brush, or bulk items from your property to the Salt River Landfill at no additional charge.

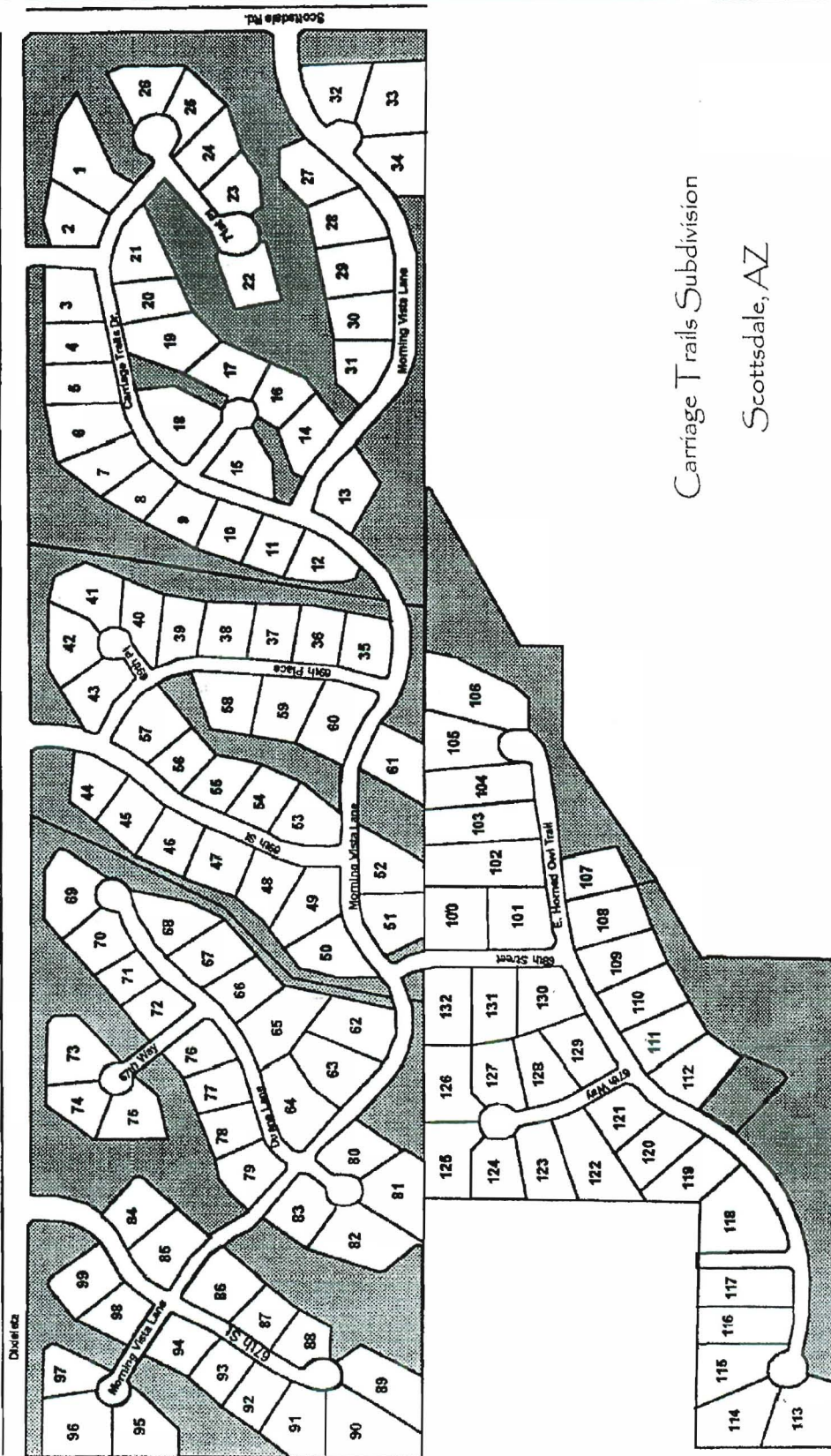
For more info, call (480) 312-5460 or visit www.ScottsdaleAZ.gov/Recycle/LandfillProgram.asp.

Got a Great Idea?

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,





Carriage Trails Subdivision
Scottsdale, AZ

Natural Area Open Space "NAOS"

All of the areas which are shown in gray color on the Carriage Trails Subdivision map are designated by the City of Scottsdale as "Natural Area Open Space (NAOS)." The letters "NAOS" stand for the words "Natural Area Open Space," and, in accordance with the Scottsdale Environmentally Sensitive Land Ordinance, these areas must remain and be maintained in their state as natural desert.

Thus, you may view this attractive natural desert landscape, but it is absolutely in violation of the Scottsdale Ordinance — and thus unlawful — to pile trash or plant clippings in it, ride bikes 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 it must remain that way.

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 be good — and treat the NAOS with care.



Carriage Trails Architectural Committee Member Application



Please complete the following and send it to:

Charles Green
Casey 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

Horst Berkner
Lot #120

Rex Engbretson
Lot #14

Nora Heideman
Lot #120

***If you can spare a couple
hours per month and
would like to get involved,
and please complete the
above Architectural
Committee Member
Application, and return it
to the Association
Manager.***

Bob Kietzman
Lot #112

Clayton Poulson
Lot #16

Cathie Rasmussen
Lot #77

Bryan Ruble
Lot #31

- 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, and
- 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.

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.

Please know that NO information will be shared with anyone outside of our neighborhood — the Directory is only intended to help connect our residents by providing info about interests, hobbies, children, etc., as well as basic address & phone number info... Make a new friend!

“No Solicitation” Signs



You probably have seen any of the Four “No Solicitation” signs that are posted at each of our Carriage Trails entrances to serve as a deterrent to unwanted outside salespersons. Any individual 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 would like 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.

Seasonal Pruning

When any of our residents plan to do pruning that will create plant starts, and they would like to make the cutting available to other



residents, please let the WebServant know, and that information will be posted on the website.

Welcome Wagon

Welcome to those of you who are new to Carriage Trails! 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. To be notified when the Carriage Trails website is updated, send your email address to CGreen47@yahoo.com or OfficeAttache@cox.net.





Carriage Trails Neighborhood Directory Information Form



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.

