

**Carriages at Charleston Place HOA**

**The CARRIAGE CRIER**

**An Update From the Board...**

I hope you all will agree that our area is really looking good: new grass planted and in most places it is coming along well. We do still have a few problems with the steep grade areas. It has been a real struggle to have enough water but not too much...lots of communication problems. Everyone's flowers are so beautiful. **REMEMBER THAT THE DRIP SYSTEM NEEDS HELP FROM YOU TO KEEP THEM WATERED.**

Please read the bulletin board often, we will keep you updated as to new ideas and projects. (Asphalt in September- once we find the water problem up top...) (we are getting 3 bids for the water problem in the middle of the grass area also and will try to get the 10 year problem fixed).

Back to school is just around the corner. We are on the list to use the school again this year and we'll get the dates on the bulletin board as soon as we have the confirmation.

The August HOA meeting will be held outside at 6:30pm on the green grass at the corner of Light-house and lower Plantation Grove...bring your water and lawn

chair. Aug 21, 2007 **STAY AFTER AND VISIT!** We do hope that you will turn out for our first back to school meeting. June and July have been a learning and training time for our board, but it is truly time to get back to having all of your input too...

**THANKS TO JIM AND EVIE FOR GETTING US BACK INTO THE SCHOOL.**

We really need some people to step up and volunteer for a two year term on the board. We have lots of openings and will also need to have a nominating committee to step forward and help with this process. Everyone should have this experience at least once... it is an eye opener as to how the HOA operates.

Susan Morales is getting the Web information updated as we speak.

Please try to be at the Summer Picnic get together and meet our new neighbors and to the newbies in the neighborhood come and get acquainted. We see very little of each other in the snow and cold so it is nice to be able to wave at a familiar face...

I hear that our rocks have been

a "bone of contention" for some of you. We had to fix a health hazard or one that could've become one-rocks were suggested as the fix all.

This was not an expense that we had expected but one that had to be addressed. So rocks were brought in, then after the problem was taken care of we still had rocks- we put a large rock by downspouts in hopes that we can escape the cost of many smashed and broken pieces that then also need painting...we still had rocks left so we had them placed in some of the entries in hopes they will, in the future, help with the need to replace mulch each year.

BETTY DEJONG



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## Fire Damage

On October 18th of last year, a destructive fire occurred at the home of Nancy Trout, 3490 Plantation Grove. Many questions have been raised with few correct answers given.

Nancy's daughter was helping her prepare food for Nancy's office when the fire occurred. There was no business being conducted from this home.

The total loss amounted to \$55,877.21 with a depreciation

of \$10,464.56. The \$1,000 deductible was paid to Traveler's Insurance Company (the Association's carrier) by Nancy's own insurance company, State Farm. State Farm reimbursed Traveler's over \$45,000 which is a common practice. Traveler's, in turn, paid for the clean-up and restoration from these funds. The Association's insurance policy acted only as an umbrella to coordinate the funds paid in and paid out.

While being torn up with construction, Nancy decided to upgrade and freshen her home—all at her own expense. This, too, is common practice and most of us would have done the same. We are pleased to close the books on this unfortunate event. All monies have been accounted for and everybody has been paid in full for materials and labor.

JANE CHADIMA



## Safety

A campaign must be waged to insure the safety of residents. Unfortunately, the world is changing and, like it or not, we too, must change to be more vigilant of our surroundings. Do you lock the back door from the garage into your home? Or do you trust that by closing the garage door you and your home are secure? Your garage door opens with radio waves which can be changed easily. Have you heard that even a passing airplane could trigger your garage door to open without you knowing it?

Thieves can force the door open just as happened in the Carriages when a burglary recently took place. Our homes are constructed to be quiet with hardly any outside noise heard within. Add to that fact that you may be asleep or even with impaired hearing may not be able

to discern the noise of somebody breaking and entering.

We are seeing and hearing about too many "bored" teens finding illegal activities in the Carriages to be their "entertainment" for the night. How about the car window that was cleanly removed to access electronics inside? This occurred this summer in our complex. Perhaps a motion detection light could have prevented or scared the perpetrators away. Do you have a dark area outside your home that would benefit from such a light? The governing documents permit this installation for your safety, security, and peace of mind.

Be sure that when you close a window, you also lock the window again. It is nice to receive the cooling breeze of evening with an open window, but don't retire for night without locking it

again. It is very easy to cut a screen and climb through the opening. You don't want to be awakened and surprised by strangers in your bedroom. Your home should be a refuge, not an invitation to strangers with evil thoughts.

JANE CHADIMA

*"Your home should be a refuge, not an invitation to strangers with evil thoughts."  
Jane Chadima*



## Rocks...

Why did we have two parking spaces filled with huge rocks? Who wanted to create such a huge mess? They are all gone now after having been distributed carefully throughout the complex.

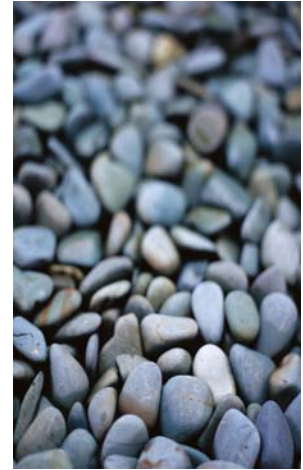
The initial reason for the rocks was to fill water-logged voids on the inside of the perimeter wall extending from the entrance and proceeding along

Hampton Park Drive.

The water would still drain by using rocks instead of filling the voids with dirt which would not allow drainage. The largest of the rocks were placed next to the downspout extensions. These have always been targets for the tires of vehicles and we hope the drivers will swerve to avoid hitting the rocks where they used to seem to delight in smashing the pipes flat. Other rocks were

then used as enhanced landscaping in areas where the mulch would not stay in place.

JANE CHADIMA



## Notes From Our Carriage Neighbors...

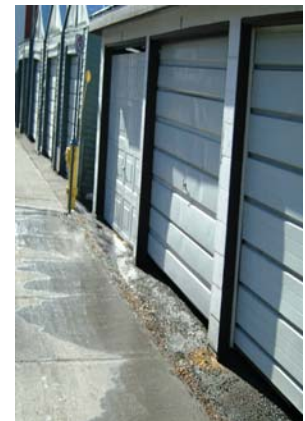
Regarding the article in our newsletter about garage doors vs. sunlight. This usually occurs in the springs and in the fall. This neighbor feels improper installation of the sensors is the problem. One black box is a transmitter, sending an infrared beam to the box on the other side. When the sun shines on the receiver, it "jams" the signal, so the sensor doesn't know what to

do.

The fix is to simply swap the boxes around so that the receiver is on the shaded side of the garage. This simple resolution may help those who are frustrated by the problem. Thanks for the input!

From one of our gardening friends...she states "many of us have salvia in our gardens".

They are attractive shrubs with deep purple flower spikes. If you notice them turning brown, you can prolong the summer blooms if you will prune the spikes. I have pruned the salvia at the entrances and in my own garden. New flowers are now appearing. "This is a wonderful perennial and many gardens here in the Carriages have this beautiful plant".



## Notes From Our Carriage Neighbors...

**GARAGE SALE INFORMATION...**

Floyd Dean is in charge of our Carriage Garage Sale. It is planned for 2 days this year, Friday, September 12 and Saturday, September 13. If you are interested in having a garage sale at your home, Mr. Dean is asking

that you contact him by August 21. This is so he will have time to advertise and make signs and also plans for the traffic and parking. As before, the cost of advertising will be split among those involved.

The Deans' phone number is 264-9691.

This is a great chance to clean out those storage spaces and makes a chance for more community involvement!



## Clearing House

Your property manager is Jane Chadima at Courtney and Courtney, 6265 Lehman Drive, 80918. Please contact her with your questions, to glean information, or just to chat. She knows what is going on in Carriages

and wants to receive your input too. You can email her at jane.chadima@courtneyandcortney.com or pick up the phone and call her at 260-8216.



Email Jane anytime!

## Board of Directors...

Thank you to the homeowners for allowing the Board of Directors to spend the summer becoming educated. The June, July, and extra August meetings have been filled with learning to

read Financials, review of the two new Senate bills, and establishing priorities for deferred maintenance. The summer meetings have been held in board members' homes where

space is somewhat limited. We are looking forward to resuming holding meetings at the school as soon as classes resume. Watch the bulletin board for dates and time!

*"Thank you to the homeowners for allowing the Board of Directors to spend the summer becoming educated."*

## "This and That..."

UPDATE ON THE RECENT HOME INVASION IN THE CARRIAGES!!

Wednesday, Aug. 30, I spoke with the owner that was involved in the incident. She said that after a very hot day, they left their garage door open, just high enough to let the cool night air cool off the garage. Unfortun-

ately, it was high enough for an 18 year old to slide thru into the garage. They helped themselves to whatever they could carry off, and slid out, only to continue their activities to other parts of the Briargate area. 7-8 more homes were involved, and mostly through open garages! The good news is that the police caught them! 3 boys,

all 18 yrs.old, were arrested and face felony charges as adults. Our resident said that most of what they took has been recovered, but she asked that I warn our Carriage residents to keep their garages shut! The scary part is that our resident and husband were home! Keep your kitchen door to the garage locked as well! EDITOR



## "This and That..."

A big THANK YOU to Elsie Sills' grandchildren, Jacob, Joshua, and Joseph for distributing throughout the Carriages that enormous pile of rock! It has been so hot and the boys worked so hard hauling them up and down slopes in a wheelbarrow,

they certainly deserved to be acknowledged! With the vandalizing that has gone on, their work prove that there are good, responsible kids as well!!

EDITOR



Summertime at "THE CARRIAGES"