

Charleston Court Homeowners Association

The CARRIAGE CRIER

Letter from the Editor

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The daffodils and tulips are in bloom. Our trees are budding and beginning to flower. Robins are back and even some of the “snowbirds” are returning to The Carriages. Can it be Spring? FINALLY! Along with these changes and a great new HOA Management company, The CARRIAGE CRIER is returning to our association!

Many of you might remember our newsletter’s name was chosen from a contest we had amongst our homeowners. The purpose of our newsletter is to keep you advised of activities, problems, and resolutions within our “Carriages”. We

hope this publication will bring us closer together as a community and just be better neighbors.

I can’t strongly enough encourage you how important it is to attend at least some of the monthly board meetings. (Just a short walk across the street to the school.) After all, the board you have entrusted to govern and spend our monthly HOA dues want to have your input on these matters. Lots of issues were discussed at the most recent meeting (April 24) and will be discussed within this newsletter.

THE EDITOR



• The Carriages at Charleston Place

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Message From Our President

Dear Friends and Neighbors,

We, the board, would like to thank Barb Campbell for taking over this very important project for the Carriages. We haven’t had the CRIER for several years and the loss of its communications has

been felt. Communications in our development is essential. We live in a community covered by covenants and by-laws that keeps everyone in harmony. We also have updated rules and regulations which offer more details. When we don’t know what those rules

are, we unintentionally break them and it can cause neighborhood problems. All covenants and by-laws and rules and regulations can be received from our management company. (Courtney and Courtney) Attention to: Jane Chadima. PLEASE GET INFORMED...

Message From the President cont....

We are also updating the Web site in the near future with board minutes, and all essential information.

By now, you know that we have changed management companies. Our last company went out of business and Eric went to work for Management Advantage. The board is sure that Jane Chadima is the manager that we have needed all along. She is knowledgeable and strong and

wonderful. She plans to be here for mulch work day...Try to meet her!

Two liens have been filed for back dues and a lawsuit is on the docket for our "Tree Topper". She is working, also, on the private water transfer issue.

MULCH DAY is May 17th. It is a community project and a great way to meet and help your neighbors. Come out and be a part of the Carriages...lunch at

11:00- dogs and brats. As many of you can see, the downspouts have again been fixed. Thanks to Jim Mills.

We are also so very lucky to have Tom and Maureen Risby back on the job. They are doing many grounds, sprinkler etc. jobs. CALL TOM, NOT WEISBERG, IF YOU NEED SPRINKLER HELP OR HAVE GRASS PROBLEMS!



Some of those good looking Dogs "Chef" Jim cooks up!!

And more....

Susan Morales and Jan Winn, our hospitality and social committee, are putting together our work day lunch along with "Chef" Jim. Don't forget to talk to Mona Entenmann before planting anything and get in touch with Dick Stapp for all other outside changes. Margaret Smith is our welcome person; please contact her if you know of

someone new in the neighborhood.

BE A GOOD NEIGHBOR AND BE ON THE LOOKOUT! Vandalism is on the rise in the Carriages.

Submitted by:
BETTY DEJONG

If the newsletter is distributed

can also profile new employees

"She plans to be here for mulch work day...Try to meet her!" (referring to Jane Chadima)

Landscaping News

It's springtime in the Rockies. Along with budding trees and nice weather, there are lots of items to address.

Many residents have inquired about the large dry spots in the grass. As discussed at the last board meeting, Colorado Springs

has a bad infestation of mites. We always have them to some extent due to our dry climate, but this year is worse than usual. Weisberg is trying to rid us of these pests by varying both duration and time of watering. If that doesn't help, spraying is the next

step. Check your downstairs windows. If you see little orange dots, these are mites. Vacuum out the mites, because if you wipe them out, they will stain your sill.

Many residents have ques-



Vacuum out mites, because if you wipe them out, they will stain your sill.

Landscaping News cont....

tions regarding their drip systems. If you have a problem with your system, call us. Tom will check it out for you. However, keep in mind that the drip system is set up to slowly water the bushes and shrubs, originally planted. If you have added plants, hopefully you have added drip system extensions to each plant. Also, the new plants may require more water than a basic drip system can provide, there-

fore, hand watering may be necessary to augment the drip system.

If you have planted grass to repair any doggie damage that may have occurred during the winter, you must hand water the seed/patch till the grass comes in because our sprinkler system is designed to water a mature lawn, not new seed which must be kept damp until it sprouts.

Other issues that Tom will help you with are as follows: removing dead trees or bushes, repairing or replacing broken sprinkler heads, resetting heads that are not spraying correctly, trimming, adhering loose bricks to your exterior, and replacing burned out street lamp bulbs. Just give us a call at #265-9747 and leave a message along with your name and number. We will get the problem fixed and notify you



Landscaping issues? Call **265-9747!!!**

And more....

when the work is finished.

Last, but not least, is our May "Mulch Day" project. On May 16th (Friday), five dump trucks will deliver 75 yards of gorilla hair mulch. They will dump in five different parking areas around our complex. Saturday, the 17th, is our scheduled work day. Tom will meet workers at the mailbox at 9am. There will

be some extra wheel barrows and rakes. If you want to get a head-start on Friday, that is fine as well. Residents can use their trash cans to wheel mulch to their homes (since Friday am is trash day, they will be empty). There is enough mulch for the entire complex. We need all the help we can get since there are numerous residents who are

unable to work or will be gone on this date. A special thank you, in advance, for all the volunteers!

Submitted by:

Tom and Maureen Risby

"Tom will meet workers at the mailbox at 9am."

Additional Landscaping Notes

Mona Entenmann is our Carriages Landscape Committee chairwoman. Several year ago, when the Landscape Committee was formed, its' members visited the local lawn and garden shops and met with professional gardeners who helped them form a list

of plants/shrubs suitable for Colorado Springs and our short growing season. The committee can provide, upon request, a copy of the list, the local garden shops can also help you.

Only Perennials (flowers/shrubs that come back every

year) can be planted. Annuals (flowers that only bloom one season) are allowed in pots or flower boxes. The association prefers the pots to be terra-cotta (red clay colored) to preserve the over-all uniformity of the Carriages.



Plant annuals in terracotta pots to preserve the uniformity of the Carriages.

Additional Landscaping Notes cont....

Before planting plants or shrubs, a brief planting plan needs to be submitted to Mona for approval. Do not remove any original plantings without approval. One caution: Be aware of phone or cable lines that are underground, as well as the drip system. Do not cut! Also, planting too close to the Utility meter, phone and cable boxes, where maintenance is conducted is not a good idea, as

they can trim or remove.

THE EDITOR



Be aware of phone or cable lines that are underground, as well as the drip system. **DO NOT CUT!**

“Carriage Chatter”

PARKING DURING MAY 16-17 MULCH DAY... As of this publication, the 5 spots for the mulch drop have yet to be determined. We will try to notify you before the 16th, so as to leave those parking spots empty. Thanks for your cooperation.

GARAGE DOOR PROBLEMS... Several residents have had problems closing their ga-

rage doors this time of the year (due to the sun). A simple recommendation that seems to work is to put an empty toilet tissue roll over the “eye” inside your garage door. Voila!! It works!

PAINTING...Our association painter, Joe Fogel, has begun to paint the trim on the garage doors. Each spring/summer (as weather permits), Joe paints a

third of our homes. This year, Joe is starting over, beginning with the first third of those homes (by Mills). Joe is a real friendly guy, so if you see him, wave and say “Hi!”.

VANDALISM... Sadly, like everywhere, vandalism is on the rise. We have experienced smashed or bent downspouts, cut cable lines, satellite dish

“I hope you enjoy this first newsletter, and that we have provided some good and useful information!”

EDITOR

damage, and of course, our tree topper. We simply have to be aware. Management suggested we take pictures, if you see this happening. Another suggestion was from a policeman talking to a California home association. He states that most of us have

cars with an alarm/panic button. Take your keys at night to your bedside. Should you hear, see, or think someone is trying to get into you house– hit the panic button and call 911! The horn honking will probably frighten them off, but will also alert your

neighbor that you need help. This is a good idea for a neighbor who may be alone or ill.

YOUR NEWSLETTER... In future newsletters, we will have reports from all our committees!



The Fox...he's baack... and hungry– watch your pets!!