

Carriage Oaks HOA

Spring Newsletter

www.carriageoaksHOA.net

February 2015

HOA Board of Directors

E-mail: carriageoakshoa@yahoo.com

President:

Mat Fleishans
689-6072

Vice-President

Dick & Linda Deschane
279-5308

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Jan Minter
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Treasurer

Dawn Fleishans
689-6072
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Design Review

Bob Linebarger
244-9033
Email: carriageoaksdrc@yahoo.com

Annual Meeting Notice & Proposed Covenant Changes

Our Annual meeting is scheduled for March 10th at Meierhoffer Community room, located 5005 Frederick Boulevard at 7:00 p.m. Please park in the rear of the building and enter through the 2nd floor rear door.

We have recently completed a thorough review of our Home Association Covenants and have suggestions for updates/changes. Some of the clauses are outdated and existed when the developer was building out our subdivision. The proposed language changes have been posted on our website for your advance review.

Spring Neighborhood Garage Sale

Carriage Oaks Neighborhood Garage Sale will be held the weekend of May 1st & 2nd.

COHA will pay for the ad in the newspaper and provide the signs at the entrances to the subdivision.

Please e-mail or call if you are interested.

Neighborhood Clean-up

Save the Dates

The Homeowner's Association will pay to have a dumpster available for our homeowners to use for a week. We have worked out the problems we encountered in the fall and it is being conveniently scheduled right after the garage sale. It will arrive on May 1st.

St. Joseph City 2015 Clean-up Programs Spring & Fall Dates

The following events are held each spring and fall and are sponsored by the City of St. Joseph. The Spring & fall dates have been calendared for 2015.

Homeowners must present property tax receipts to prove eligibility for the Clean Sweep program.

Additional guidelines may apply and that information may be obtained at the City of St. Joseph Landfill website <http://www.stjoemo.info>

St. Joseph Landfill
9431 50th Rd SE
St. Joseph, MO 64507
816-253-1120

Clean Sweep Program

April 1st thru 7th and October 1st thru 7th.

St. Joseph residents are allowed to bring yard waste, trash, appliances and up to 6 passenger tires (off the rims) free of charge two days per year. Hours are weekdays from 7:30 a.m. to 4:30 p.m. and Saturdays 7:00 a.m. to 2:00 p.m.

Hazardous Waste Days

April 11th and October 10th, from 9:00 a.m. to 3:00 p.m. at the parking lot of the Remington Nature Center. Again, the city website has additional guidelines and regulations for this program.

We will post this information on our website as well.

Join COHA on Facebook

www.facebook.com/carriageoaks.hoa

Exterior Additions or Modifications

With spring approaching, many of you may be making plans for home improvements.

Please remember that any exterior additions or modifications to your structure or property such as fences, pools, retaining walls, water projects, changing of paint color, etc., ***requires prior approval of the HOA Board.***

For your convenience, you may drop off plans to Bob Linebarger at 3304 W. Devonshire, or e-mail carriageoaksdrc@yahoo.com

As a board, we work hard to provide a prompt response to these requests.

President's Corner

2014 was a great year! As a neighborhood I think we grew and made some positive changes. We have found ways to keep cost down, we brought back the community garage sale, and worked the kinks out of having a dumpster twice per year. We are looking forward to 2015 to make some more positive changes.

Watch the website in early February to see the proposed changes to the covenants.

We are searching for a mason to see if we can get the signs put up on the Cook entrances.

I am most excited about the fall block party!

Thank you,
Mat Fleishans

Winter Tips

Hard to believe that we are halfway through winter. Please remember that it is important for our school children and walkers to have cleared sidewalks after snowfalls occur. Actually, our covenants require walks to be shoveled within a reasonable time period after a snow or ice event.

Treasurer's Corner

This year we saw some positive changes. As a Board, we reviewed our spending and found a way to save money in some areas.

- First was our website, with our new members we are lucky enough to have some web savvy experience. This allowed us to update our website ourselves and save paying the web master \$25 an hour to make changes. We estimate the savings to be at least \$150 or more a year.
- Second, we have started an email campaign for HOA invoices and newsletters. We send two newsletters a year and 200 invoices a year. This will save the HOA hundreds of dollars in postage, paper, envelopes and supplies every year. We estimate about a \$1000 a year will be saved.

This winter has been kind to us and the lack of snowfall has also helped us save money in snow removal fees. Looking at what we spend and how we spend it has allowed us to keep the dues at the current rate of \$150 a year. If you would like your invoice and newsletter to be emailed to you, please email carriageoakshoa@yahoo.com and include your name and street address. Looking forward to a great 2015/2016 Fiscal Year!

Dawn M. Fleishans

Odds & Ends

Future thoughts – We are researching ideas for promoting a series of Home of the Month contests if people would be interested. We are looking at other homeowner's associations and trying to develop possible "rules of engagement". Just something to look forward to.

The Carriage Oaks Board of Directors holds meetings on the second Tuesday of the month at 7:00pm.

Please contact any board member if you have something to bring to the board or wish to attend.

No HOA Board meetings will be held during the months of July and August.

Numbers to keep handy

- Illegal fireworks, loud music, abandoned car, underage drinking, and **suspicious solicitor**: 271-4777
- Barking dog, dead animal, and loose animal: 271-4876



Check out our website (www.carriageoakshoa.net) or posts from the group COHOA on Facebook for upcoming information and events.

Carriage Oaks HOA
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