

Carriage Oaks HOA

Fall Newsletter

www.carriageoaksHOA.net

October 2017

HOA Board of Directors

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Design Review Committee

Jacob Raszka
Kathy Ermler

Director

Diane Hudson

Fence Requirements Changed

At our Annual Meeting in March we asked for input on the covenants regarding fences. As a result, our covenants were changed. Fences must meet city code and must be approved by our Design & Review Committee. Chain link is prohibited. The St. Joseph City website has a fencing permit application that outlines the city's requirements.

We have posted our new covenants on our website.

President's Corner

Hard to believe it is fall again and Carriage Oaks is looking better than ever. Some of our newest residents have taken on landscape renovation projects that really improved their new premises.

We still have a problem with trees overhanging walks and streets. There are places with as little as five feet of clearance forcing walkers out into the street. Buses, high vehicles and even bicyclists are forced into the middle of the street to avoid the branches at street level and visibility is often obstructed at intersections. Some of our residents have expressed their concerns about safety to the COHA Board.

Due to the safety issues the COHA Board has decided to begin referring tree problems to the city. The city, in turn, will ask the property owner to correct the problem. If this fails, the city will have the tree trimmed and charge the property owner. We will start with Kensington then Bennington and finally move on to the smaller streets and courts. Please take the initiative to trim your trees at least eight feet over the walks and twelve feet over the street.

If we make a concerted effort as a neighborhood to have our trees in compliance with city clearances, then the job will be complete and we can all enjoy the benefits as our trees continue to mature and add beauty to our neighborhood.

Things the HOA takes care of:

- Lawn Maintenance of all common areas (this is our largest expense)
- Snow Removal (Triple T is contracted to remove snow once it reaches 3 inches)
- Treatment of the pond
- Organize neighborhood garage sale twice a year as well as pay to run the ad
- Various other operating expenses, postage, office supplies (paper, envelopes ext.), HOA insurance.

Please consider becoming an active member of our neighborhood by joining our board of directors. Elections are held every year in March at our Annual Meeting.

St. Joseph 2017 Clean-up Programs

The Clean Sweep Program is sponsored by the city and always falls on the same dates, in spring and fall. April 1-7 and October 1-7. Hazardous Waste Day always occurs on the Saturday following conclusion of Clean Sweep.

Clean Sweep Program

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 during Clean Sweep. Hours are weekdays from 7:30 a.m. to 4:30 p.m. and Saturdays 7:00 a.m. to 2:00 p.m. Homeowners must present property tax receipts to prove eligibility for the Clean Sweep program.

Additional 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

Hazardous Waste Days

October 8th from 7:00 a.m. to 3:00 p.m. at the parking lot of the Remington Nature Center.

Neighborhood Garage Sale Held Sept. 15-16

Garage Sale Dates were September 15-16th.

The HOA pays for advertising in the paper, and provides signs at all four entrances into the sub-division. Watch our Facebook page for updates. We have been holding a spring and fall neighborhood garage sale for the past two or three years.

Neighborhood Dumpster

The neighborhood dumpster has been canceled for the foreseeable future. In the past, we had to pay extra charges for a refrigerator put in the dumpster, had to watch closely for overfilling and remove items left in the street but not in the dumpster. We have researched other avenues such as a general pick-up by a trash removal service but have not found viable options.

Join The Official Carriage Oaks HOA on Facebook

www.facebook.com/carriageoaks.hoa

Our facebook page is a great tool for sharing information about what is happening and posting helpful hints. Please add us to your favorites!!

There is also a neighborhood facebook page that homeowners are using to just communicate with each other about missing pets, problems, etc. This page is not sponsored by our board but can be very useful to our residents. That facebook site is: Carriage Oaks subdivision – family connect group. Check it out!!

Exterior Additions/Modifications

When 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 Design & Review Committee.**

Please contact Jan Minter by submitting your request at our website or sending an e-mail to phoebe0717m@aol.com. The design and review form is under the information tab on the home page.

We work hard to provide a prompt response to these requests.

Yard of the Month

Winners are provided with a Yard-of-the-Month decorative flag for their yard as well as a gift card for \$50. Anyone can recommend a homeowner for consideration. Please see our website for additional details and pictures of the winners are on our Facebook page.

We are doing a similar program for Holiday Decorations in December – so have fun!

Treasurer's Report

Here are a few things to remember:

- Our year runs April-March
- Dues are \$160 a year (\$10 increase approved at Annual Meeting on March 21, 2017)
- Late fee is \$15 if payment is not received by April 1st
- Invoices are mailed/emailed in March
- Dues not paid after 90 days can have a lien placed on their home.

Our Neighborhood

Signs – Signs are not allowed. The only exception is one “For Sale” sign. This applies to community event signs, school signs, church signs, political signs, etc.

Trees – Please trim trees to provide clearance 12 feet over the sidewalks and 8 feet over the street. Low hanging tree branches are hazardous for pedestrians, bicyclists and vehicles. The City of St. Joseph, if contacted to do trimming, will charge the property owner.

Trailers – Trailers, boats, etc. should be stored in the garage except for a short term use.

Trash Cans – Should be stored out of street sight and away from the front of the home.

Halloween Tips

Please help make this a wonderful experience for our kids. Make sure we do the following :

- Have working yard lights
- Slow/safe driving
- Neighborhood cars not parked on the streets
- Porch lights on if you are participating



Good News

It's Nice to see that homes in our neighborhood are moving when for sale. One of the goals of the HOA is helping to maintain the desirability of our neighborhood.

Please consider joining our board or coming to our meetings so your voices can be heard.

Winter

Even though it's sunny now, winter is coming. 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.

Placing snow poles along the curb edge gives the snowplows a visual reference and avoids or minimizes lawn damage.

Working Together

Neighbors on London Ct. have banded together to hire one trash service for their court.

They hope to minimize the number of large trucks traveling on their court to reduce damage to their street. Perhaps this strategy will catch on with others. We'll keep you posted if it does!

HOA Board Meetings

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 The Official CarriageOaks HOA on Facebook for upcoming information.



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