



Carriage Hills Homeowners Association 2016 Newsletter

Welcome!

The Carriage Hills Homeowners Association would like to wish all the residents of Carriage Hills a very Merry Christmas and Happy New Year! To all of our new residents, we welcome you to the neighborhood! Carriage Hills is a large subdivision (524 homes) in West Mobile, AL, in the southwest corner of Cottage Hill Rd and Hillcrest Rd. It adjoins the Autumn Ridge subdivision to



the south. Carriage Hills is located entirely inside the city limits of Mobile. Accordingly, the subdivision receives Police and Fire protection, trash and garbage pickup, street lighting and

signage, paving, sidewalk and street repair, and drainage from the City of Mobile.

To report a **non-emergency** problem to the City, use the 311 Service. Call 311 or 251-208-7311. Currently, their hours are 7am-7pm, Monday-Saturday. You can report a problem using the online 311 service 24 hours/day at www.cityofmobile.org. Click on Online Services, then Mobile 311.

2015 In Review

Street Re-surfacing

Carriage Hills received a welcome announcement from the City of Mobile that the front (north) section of the neighborhood would be completely re-paved! The south section had been re-paved several years ago. This work was completed in the fall, and gives a "like new" look to the neighborhood!

Zaxby's Entrance

The entrance to the new Zaxby's on Cottage Hill Rd makes exiting from the front entrance of Carriage Hills more difficult. The City is consulting with an Engineering firm on possible solutions.

American Flags

The Homeowners Association received American flags with flagpoles from an Anonymous donor, to be placed at each entrance (Cottage Hill Rd and Hillcrest Rd). The flagpoles have been set, and the flags are flying! A spotlight has been installed for the flag at the front entrance. A spotlight will be installed for the Hillcrest entrance flag at a later date.



The Homeowners Association would like to encourage all residents to fly your American flag as often as possible!

Entrances and Lighting

In 2015, The HOA completely cleaned re-painted all of the entrance signs. The lanterns at the front entrance were cleaned, and had new Plexiglas panes, and fluorescent light bulbs installed.

In an effort to reduce utility bills, the HOA experimented with solar lighting at the Hillcrest entrance. An abundance of shade, however, prevented this effort from being successful. The Hillcrest entrance light fixtures will be replaced with LED lights in the near future.



Your Homeowners Association at Work

The Carriage Hills Homeowners Association is a small voluntary group of your neighbors who strive to maintain and enhance the appearance of our neighborhood, maintain property values, and make Carriage Hills a desirable place to live. Our responsibilities include:

- Maintaining entrance signs and lighting
- Maintaining main entrance median
- Paying landscaping, utility, and other bills
- Promoting responsible home ownership and maintenance
- Maintaining good working relationship with City of Mobile
- Conducting HOA meetings in the neighborhood at various times during the year
- Conducting annual Association dues drive

Your 2016 Carriage Hills Homeowners Association board members are:

Lee Whatley – President
lee.f@whatley.org

Robert Peavy – Treasurer

Joanna Gomes – Communications Officer
2joannagomes@gmail.com

Wayne Polk – Board Member At-Large

How You Can Help

The HOA is always looking for new board members. If you are interested in serving in one of the positions above, serving as a board member At-Large, or helping out in some other way please contact any of the board members above.

- Support the HOA with your annual dues. At \$30/year, this is a bargain. These funds keep our neighborhood common areas attractive and well maintained. See Annual Dues Drive information on the next page.
- Attend HOA meetings. There are meetings being scheduled throughout the year in different areas of the neighborhood.
- Please keep our neighborhood looking great so that we can keep our property values up!
- Keep houses, yards, and fences properly maintained.
- Keep sidewalks clear of sand, dirt, leaves, straw, and other debris.
- Don't park cars, trailers, and other vehicles in front yards.
- Don't put trash on the curb more than 48 hours before pickup.

Trash and Garbage Pickup Dates

Garbage pickup is every Thursday. Trash pickup is every other Thursday, as follows:

January	7	21	
February	4	18	
March	3	17	31
April	14	28	
May	12	26	
June	9	23	
July	7	21	
August	4	18	
September	1	15	29
October	13	27	
November	12		
December	8	22	

You can also find this schedule and more information on the City of Mobile web site.



2016 Annual Dues Drive

We need your support! The HOA can't function without your dues! The dues amount is \$30 per year, and pays for utility bills, landscaping, repairs, and small improvements throughout the year. This is a modest amount compared to some other subdivisions in Mobile.

The participation rate has historically been in the 30-35% range. This has been barely enough to pay the bills. We could do so much more with a higher participation rate! We offer several ways to pay.

You may mail or bring your check made out to *Carriage Hills Homeowners Association* to:

**Mr Robert Peavy
2493 Royal Carriage Drive
Mobile, AL 36695**

You may also bring your dues payment to one of the HOA meetings held throughout the year.

Now available on our website! Pay your annual dues with PayPal at:



www.carriage-hills-hoa.com

Don't forget to sign up at the Nextdoor website for Carriage Hills and the surrounding community:

www.milkhouse.nextdoor.com



Financial Info

Projected Income

Total # of Households	524
Annual Dues	\$30
Participation Rate	35%
Projected Income	\$5502

Projected Expenses

Landscaping - \$300/mo x 12 mo	\$3600
Electricity - \$38/mo x 3 pts of svc x 12 mo	\$1368
Water - \$12/mo x 12 mo	\$144
Misc Expenses	\$650
Total	\$5762

Projected Year End Balance

Beginning Balance	\$1900
Income	\$5502
Expenses	\$5762
Year End Balance	\$1640



THE CITY OF MOBILE, ALABAMA
OFFICE OF THE CITY COUNCIL

January 8, 2016

COUNCIL MEMBERS

GINA GREGORY
PRESIDENT-DISTRICT 7
FREDRICK D. RICHARDSON, JR.
VICE PRESIDENT - DISTRICT 1
REV. LEVON C. MANZIE
DISTRICT 2
C. J. SMALL
DISTRICT 3
JOHN C. WILLIAMS
DISTRICT 4
JOEL DAVES
DISTRICT 5
BESS RICH
DISTRICT 6
CITY CLERK
LISA C. LAMBERT

Dear Carriage Hills Resident:

Your Homeowners Association is requesting your participation and I hope you will give great consideration to paying your dues in support of their efforts. I have noted numerous times that those neighborhoods which are organized are able to enhance the quality of life and are helpful in supporting property values. Together your voices are strengthened and collectively you can achieve desired goals of improving your neighborhood interests.

I look forward to working and advocating for the Carriage Hill Homeowners Association and all the residents. Best wishes for a Happy and Healthy New Year.

Sincerely,

Bess Rich
Councilmember
District 6

BR/df