

Carriage Square Homeowners Association

Newsletter

SPRING 2016

Officers: **President** – Rich Sharp, 461-6068; **Vice President** – Michele Stokes, 400-2969; **Treasurer** – Donna Lakers, 301-6540; **Secretary** – Mary Ellen Komac, 220-4675; **Directors** - Ken Hoppe, 883-6628; Sharon Brady, 884-2395; Charity Sharp, 461-6068.

Neighborhood Garage Sale Day REBOOTED!!!

Saturday, June 4, 2016

Those of you who have lived in Carriage Square for a while may remember the neighborhood having a “Garage Sale Day”. Families who wished to participate would set up a sale at their own house on a designated day and the coordinated effort would bring more garage sale buyers around to the quieter streets.

We are going to REBOOT this tradition on Saturday, June 4th! Residents are encouraged to hold garage sales on their property from 8 am to whenever. The HOA board will advertise the event in the Nevada Appeal, on Craig's List, and in local Facebook Garage Sale groups at no cost to you. We will also be placing signage at the Winnie/Victoria and Mountain/Bath intersections to help bring shoppers to the neighborhood.



If you are interested in participating, please let us know by sending an email to cshoa@carsoncitynevada.us with your address and a short description of what you will be selling. This will help us with advertising and let us know to **tie balloons to your mailbox** that morning to help lead shoppers to your location. For more information, visit the event on our website: <http://www.carsoncitynevada.us/cshoa/event/2016-neighborhood-garage-sale/>

Springtime maintenance tips

By Rich Sharp, President

Hello again, Carriage Square residents. With summer right around the corner, people are getting outside and catching up on home maintenance. I want to share with you some springtime maintenance tips from hgtv.com

Examine roof shingles: Were any lost or damaged during winter? Shingles that are cracked, buckled, and loose or are missing granules need to be replaced. If your home has an older roof covering, you may want to start a budget for replacement.

Check the gutters: Are there loose or leaky gutters? Make sure downspouts drain away from the foundation and are clear and free of debris. Improper drainage can lead to water in the crawl space.

Examine the Chimney: Are there signs of damage on the exterior? Also, consider having the flue cleaned and inspected by a certified chimney sweep.

Inspect the concrete: Are all exterior slabs except pool decks draining away from the home's foundation? Fill cracks with a concrete crack filler or silicone caulk. When weather permits, power-wash and then seal.

Move firewood: Do you still need firewood handy? Remove firewood stored near the home. Firewood should be stored at least 18 inches off the ground and at least 2 feet from the structure.

Check outside faucets: Is there evidence of freeze damage? Turn the water on and place your thumb or finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and will need to be replaced. While you're at it, check the garden hose for dry rot.

Service the AC unit: Has it been a while since a qualified heating and cooling contractor cleaned and serviced the outside unit of the air conditioning system? Clean coils operate more efficiently, and an annual service call will keep the system working at peak performance levels. Change interior filters on a regular basis.

Check power equipment: Is your gas and battery powered lawn equipment ready for summer use? Clean equipment and sharp cutting blades will make yard work easier.

I hope these reminders help, and I am looking forward to you participating in the neighborhood garage sale June 4 and attending the annual BBQ in the park this summer!

Working together to keep

Carriage Square a good investment

Carriage Square has remained a desirable place to buy for over 30 years. The efforts to keep it looking good can be traced back to responsible owners and an active homeowners association. Staying within the very reasonable limits of our CC&R's has proven to be the key to maintaining an image of a well-cared for and cohesive community.

Your Homeowners Association Board is made up of volunteers who gladly work in the interests of all homeowners. The nominal \$25/year dues pay for the 'cost of doing business'. Costs for this year include: \$864-liability insurance; \$250-business license; \$300+- office supplies and postage. The summer picnic is hosted and personally paid for by Board members.

Dues paid any time through September are considered to cover the current year. The Dues Notice mailed this coming September will cover 2017. The Board and your neighbors appreciate you doing your part to keep everyone's investment solid by funding an active Board through your dues.