***Carriage Square Homeowners Association***

**Newsletter**

SUMMER 2017

***Current Officers:*  President –** Rich Sharp, 461-6068; **Vice President –** Michele Stokes, 400-2969; **Treasurer –** Vacant; **Secretary –** Mary Ellen Komac, 220-4675; **Directors -** Ken Hoppe, 883-6628; Sharon Brady, 884-2395; Bonnie Hoffecker, 721-5762 **CSHOA Email address:** cshoa@carsoncitynevada.us

Do you feel there is value in the continuation of

Carriage Square Homeowners Association?

If significant support for maintaining the Board is not shown, it is in danger of becoming inactive.

Please attend the

ANNUAL MEETING – SEPTEMBER 20, 2017 – 6:00 pm

Carriage Square Park

ELECTION OF OFFICERS

Open offices:

 President Secretary

 Vice President Director

 Treasurer

**Board duties**

 Serving on the Board means a minimal commitment of time, but provides the satisfaction of helping to protect all of our property values. Board meetings are held every other month and rarely last more than an hour. The duties as described in the By-laws are typical of most organizations:

**President** – presides at all meetings

**Vice-president** – presides at meetings the president is unable to attend. If the president cannot finish his term of office, the vice-president assumes the duties.

**Secretary** – takes meeting minutes, sends notifications of meetings, maintains and produces correspondence, and maintains current resident lists.

**Treasurer** – collects and deposits all monies belonging to the association; pays any bills owed; and maintains records which can be reviewed at any time.

**Directors at Large** – (three) attend all meetings and vote on all issues.

**SEE LETTERS ON THE REVERSE SIDE FROM YOUR NEIGHBORS REGARDING THE VALUE OF THE CARRIAGE SQUARE HOMEOWNERS ASSOCIATION.**

**Welcome our new neighbors**

 This summer’s hopping real estate market proves Carriage Square is still seen as a highly desirable area.

Several homes now have new owners. When you have an opportunity, please introduce yourself and welcome them to our great neighborhood.

**Another successful Garage Sale Day**

 Kudos are due to Vice-president Michele Stokes for coordinating all aspects of a great day for sellers, with even more buyer traffic than last year!

**![C:\Users\Mary Ellen\AppData\Local\Microsoft\Windows\Temporary Internet Files\Content.IE5\E9NP5E1Y\picnic[1].jpg]()**

 **Saturday, September 9, 2017, 4:00pm**

Save the date and join your neighbors to relax and socialize. Watch for a flyer coming soon for more details.

Value Added

I served as Secretary of the Carriage Square Homeowners Association Board for five years because I believe in the value that the CC&R’s, and the Board, add to our community. As someone who has worked in the real estate industry for many years, I understand the importance of having a set of standards that protect our property values. In fact, most real estate investors agree that having CC&R’s adds worth to a subdivision.

However, without an active Board to provide enforcement, having CC&R’s is meaningless. It is critical that all Carriage Square homeowners do their part so that this important responsibility is not borne by the same few residents who so generously donate their time on our behalf year after year.

I encourage new Carriage Square residents to volunteer. It requires little effort and is a great way to get to know your neighbors. If you are not new to the neighborhood and have never served, please step up and donate a little time for a very worthy purpose.

 Robin Stevenson

 Chaise Dr.

Protecting Value in Your Home

Do you live in a house or a home? The term “home” gives many people a warmer and more personal connection to the place where they lay head to pillow each night. Protecting the economic value in your house is important, but protecting the core value of your home where you live might even be of greater importance. Current membership in the Carriage Square Homeowners Association (CSHOA) may help secure both values. Please let us explain.

The main purpose of the CSHOA is to provide standards for the homes in our neighborhood mostly based on those originally decided upon at the beginning of the development as later modified by actions of the Board of Directors. (One such change being removal of a requirement for roof shingles of actual wood shake which may be a fire hazard in our arid State.) We all agreed to specific standards when purchasing homes here as outlined in the covenants, conditions, and restrictions document of the CSHOA. But, we really agreed that we will all do our part to keep up our individual properties in a respectable state for the shared benefit of everyone enjoying their

homes more, as well as the added dollar values of each property in Carriage Square.

We will enjoy watching those stunning Nevada evening from our front porches more if we do not have to see the sun setting behind a dilapidated dwelling with an overgrown and under watered yard. Just something to keep in mind as you wonder whether your $25 annual assessment fee is a good value.

 Craig Hoffecker

 Clydesdale Dr.

Carriage Square Property Owners:

Some, maybe all, HOA Board members are considering not running for reelection. They receive little cooperation from other Carriage Square residents. In some cases, they’ve been the target of verbal abuse from vague property owners.

The CC&R’s must be enforced. If not, Carriage Square will soon look like Los Angeles. Minus Board members, it’s going to be property owner pitted against property owner, lawyer against lawyer.

One resident, may feel if there’s a problem on Clydesdale, and he doesn’t live close by, it doesn’t affect him. But, if a CC&R violator moved close to this wizard, he’d be the first to complain to the Board. That is if there is a Board to complain to.

Violating CC&R’s hurts every property owner. This attitude that if it doesn’t affect me directly, if it’s not a daily annoyance for me, it’s not an issue. This selfish, bizarre attitude is going to doom Carriage Square. All property owners must join together. If a neighbor is in violation of the CC&R’s let him know. All of us must follow the rules, not just a few.

For most people, their home is their most valuable asset. Once it becomes public knowledge there isn’t a board to enforce CC&R’s, some residents will take advantage. Soon, property values will plummet because property owners refused to support the Board when they had the chance.

Board members spend their valuable time working for all Carriage Square residents. They receive no compensation. I admire each member for performing what has become a thankless, difficult job.

 Robert Sennett

 Calash Dr.