



Carriage Square Homeowners Association

Spring 2022 Newsletter



Hello neighbors!

It seems like another year has slipped by and we are once again ready for summer activities. Since it has been a while since we sent out a newsletter, the Board wanted to highlight a few upcoming activities and provide a few reminders about our community HOA. We also included some items related to City projects that many of you probably see each and every day. If you have questions or would like to contact the Board, the information is listed below. We hope everyone has a wonderful summer!

Carriage Square Board Members

Elections are held each September. Our current Board is below.

- ✓ President – Karla Joost Reed
- ✓ Vice President – Christine Brandon
- ✓ Treasurer – Tish Allen
- ✓ Secretary – Geigy Stringer
- ✓ Directors – Dee Ramsey, Chris Martinovich, and Hal Hansen

Our website: <https://carriagesquarehoa.org/>

Mailing address: CSHOA
P.O. Box 4291
Carson City, NV 89702

Tentative Upcoming Events

Board Meetings

Held during Odd Months
Next = July 13, 2022

Community Garage Sale

June 11, 2022 – Saturday after
CHS graduation

HOA Board Elections

September, 2022.
Let the Board know if you'd like
to run!

Community Garage Sale

We are excited to hold this year's neighborhood garage sale Saturday, June 11, 2022. All residents are welcome to participate. The Board will advertise the sale in local social media sources.

Elections

Elections will be occurring this September. Any paid member of the HOA may run for a position on the HOA Board. There will be two offices in need of volunteers this coming cycle, Treasurer and Director. Or, you may choose to run for President, Vice-president and Secretary. We love new blood and new ideas!

Covenants, Conditions and Restrictions (CC&Rs)

Here is a quick reminder of the CC&Rs for our Homeowner's Association:

1. Homes are to be used as private residential purposes (no rest homes, boarding homes, etc.).
2. No animal, livestock or poultry of any kind shall be raised, bred, or kept except cats or dogs (limit no more than three dogs or cats or any combination).
3. No trailer or uncompleted building, tent or garage shall be used as a residence.
4. Foliage must be maintained to prevent obstruction of sight lines.
5. No trucks, trailers, boats, or unlicensed motor vehicles of any kind shall be kept, parked in or upon any portion of such subdivision between the street and the front set-back lines (typically the front edge of the house), except in a completely covered carport or garage.
6. Exterior remodeling (painting or roofing) needs approval using the form provided in past mailers to ensure harmony and general conformance with existing architectural styling and colors.

These CC&Rs are effective regardless of if you are a paid member or not.

City Projects

Throughout the community, there are several projects aimed at improving our roadways and providing more options for people who enjoy walking and biking around the community. Several projects have been detailed in local media in recent weeks while other projects have been highlighted at local boards and commissions. For many of these projects, input from the public is welcome and provides members of our HOA the opportunity to have a say in how projects take shape. Here is a summary of a few ongoing and planned projects.

➤ E. William Street Complete Streets Project:

Carson City Public Works is working on the third Complete Streets Project in the City (Downtown and South Carson Street). The William Street project is between N. Carson Street and the I-580 freeway interchange. A recent public meeting was held where the City discussed the corridor needs, comments received to date, project funding, and samples of the preferred roadway alternatives for different segments of the corridor. The project is funded in large part through a federal RAISE grant. Future public meetings will be held for the project through design. Construction is not anticipated to begin until late 2023. For more information, visit [carsonproud.com](https://www.carsonproud.com).

➤ Kings Canyon Roadway Project:

The City recently completed the Kings Canyon Road and Trailhead Project on the western end of Kings Canyon Road. This \$5M project, which was funded almost entirely by a federal FLAP (Federal Lands Access Program) grant reconstructed about 1 mile of roadway and constructed a new 25 stall parking lot at the Kings Canyon Trailhead site. It's much nicer to park in the lot when visiting the area now! More information can be found here: <https://www.carson.org/government/departments-g-z/public-works/transportation/documents>

➤ School Zone Beacons:

This past winter, new flashing beacons for school zones were installed at 4 schools around Carson City; Carson Middle School, Eagle Valley Middle School, Bordewich-Bray Elementary School, and Fritsch Elementary School. These beacons and speed radar signs improve safety around schools for those who walk and bike to school. The beacons were certainly a welcome change from the previous all-day school zones that were present along Winnie Lane and Mountain Street.

➤ Other Projects:

Three roadway projects are planned for this summer in the southern part of Carson City. The three projects include:

- Curry Street between Clearview Drive and 10th Street,
- Silver Sage Drive between Koontz Lane and Colorado Street, and
- Saliman Road between Koontz Lane and Colorado Street.

As described by the agenda for the City's Regional Transportation Commission, these projects include concrete sidewalk and curb ramp upgrades, as well as pavement preservation. So, if you're in the area of these projects next summer, be aware of some possible delays.

<https://www.carson.org/government/departments-g-z/public-works/transportation/rtc-and-campo-agendas/rtc-agendas>