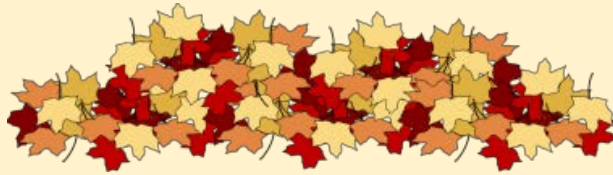


Carriage Trails Master Owners' Association, Inc.

Fall Newsletter 2018



Development Update

We have approximately 635 ± acres in Carriage Trails, with 124 ± acres of open space and 48 separate parcels of green space. We have 5 miles of road frontage and 20 miles of sidewalk and paths. The developer has paid \$2.3 million into the MOA since its inception and paid over \$140,000 to the MOA in 2017. At present, there are over 800 single family homes and over 900 lots developed, with approximately 60 homes under construction. **Every year since 2010, the average home price in Carriage Trails has increased!**



Most Frequently Asked Questions by Homeowners



- **I was unable to attend the recent owners' meeting. Where can I find information from that meeting?** The minutes as well as the handouts from the most recent meeting held on October 17, 2018 are posted on TownSq, or call Associa.
- **Who do I contact if a street light goes out in my neighborhood?** Please report any street light outages to either Associa at 888-612-2299 or the developer at info@carriage-trails.com.
- **Who is in charge of snow plowing in my neighborhood?** The majority of the streets have finished asphalt and are the responsibility of the City. Unfinished streets are still maintained and plowed by the developer.
- **Do I need permission to install a fence, a shed, a deck or a patio?** You must submit an Application for Alteration/Modification to install a fence or shed, along with the \$15 application fee. You do not need prior approval for a patio or deck, but must use 'approved' building materials (i.e., pressure treated wood, Cedar, Redwood, engineered or composite wood, etc.). Your Master Declaration of Covenants, Easements, Restrictions, Assessments and Assessment Liens (CCRs) can be found in your closing paperwork or online at Town sq. <https://www.townsq.io/> If you do not have an account with TownSq, please contact Associa to obtain access.
- **Does the developer have any plans to build any playgrounds or recreational facilities in Carriage Trails?** Playgrounds and recreational facilities were never a part of the Development Plan. Once the residents assume control of the owners' association and are self-sustaining, they can vote to build such playgrounds and/or recreational facilities.
- **What can be done about the excessive speeding through the development? What about putting in stop signs and speed bumps?** Be vigilant about calling the police with regards to speeding, so they can try and catch the repeat offenders. The City controls street signs and speed bumps.
- **My neighbor is using their front porch and side yard for storage.** Per your CCRs, 'No front porch shall be used for the storage of any items except normal porch furniture. No front yard or side yard shall be used for the storage of any item of any kind.' Please respect your neighbors and keep your front and side yards clean.
- **Do I need a trash enclosure and who is our collection company?** Yes, garbage, trash, or refuse shall be placed in containers that shall be stored within the dwelling unit (garage) or shall be concealed by means of a screening wall of materials similar to and compatible with that of the dwelling unit. Republic Services is your provider (800-543-1339).
- **Can I have a basketball hoop?** Permanent basketball hoops are permitted. Portable basketball hoops are permitted in the community, as long as they are stored in the garage while not in use.
- **Can I put in a swimming pool?** Above-ground pools are not permitted in the community. In-ground swimming pools, hot tubs, and spas are permitted, as long as they meet the requirements spelled out in the architectural and design standards contained in your CCRs. An additional structure permit from the City may be required.
- **Can I drive my golf cart around my neighborhood?** The use of golf carts, four wheelers, dirt bikes, snow mobiles or any other motorized vehicle is strictly prohibited on any common area, green space, Public Access Easement, sidewalk or paved path in Carriage Trails. (Note: The City passed a Golf Cart Ordinance 343, effective August 22, 2018, now allowing motorized golf carts, on the streets within the City of Huber Heights, but there are still restrictions. See Ordinance 343 for all of the licensing, inspection, usage and restriction requirements.)
- **Who do I contact if I need to replace my mailbox?** If you need to replace your existing mailbox, please check with your builder for specifics and where to purchase a replacement.

Resources:

MOA General Questions/Customer Service: 888.612.2299 or customerservice@rpmanagement.com

Carriage Trails Developer: <http://carriage-trails.com> or info@carriage-trails.com

City of Huber Heights: <https://www.hhoh.org/>