



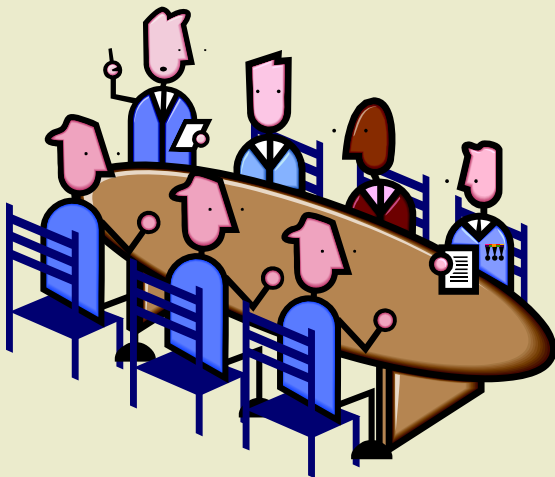
Carriage Hill 7-9 Homes Association, Inc.

2014 ANNUAL HOME ASSOCIATION MEETING

The Carriage Hill 7-9 Home Association Annual Meeting is scheduled for **Sunday, March 9th at 3:00 p.m.** at Meadowbrook United Methodist Church. This meeting will include a

Google Fiber Status Report from a Kansas City Google Fiber Brand Ambassador and a crime report on our neighborhood from a Crime Analyst from Gladstone Public Safety. We will elect or re-elect four home owners to

the 2014-2015 Board of Directors. We will also vote on an update to by-laws to require two signatures on checks over \$2,000. Our annual budget and dues will be reviewed, along with plans for upcoming social events.



Please plan to attend!

FREE CONCERT

The North Star Community Band will present their Winter concert on Friday, February 28 at 7:30 pm at Oak Park High School. With guest conductors and selections including: Forty-Second Street, Irving Berlin: The Early Years, Kiss Me Kate, Selections from WICKED, and The Wizard of Oz Meets the Wiz. It's sure to be a fun evening. Concert and refreshments are free and family-friendly.



2014 UPCOMING EVENTS

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|----------|--------------------------------|
| March | Annual Meeting |
| April | Easter Egg Hunt |
| May | Patriotic Flag Display |
| June | Bike Ride and Ice Cream Social |
| July | Patriotic Flag Display |
| October | Halloween Fun |
| December | Lunch/Dinner with the Clauses |



Mark Your Calendar

Annual Easter Egg Hunt

is scheduled for

Sunday, April 13th

in the afternoon—more details to follow

GREAT NEWS!!

Consolidated Covenants Approved and Recorded with Clay County

The new consolidated covenants are now effective for all plats in Carriage Hill 7-9 Home Association, Inc. Please note, whether you signed the covenants or not, they do apply to all home owners in Carriage Hill 7-9 Home Association, Inc. You can access the new covenants on the Carriage Hill Web Site at

<http://www.carriagehill7-9.org/>

The overall percentage of home owners who approved the consolidation by signing the signature page was 84%.

The approval rates by Plat are:

- Plat 7 at 79%
- Plat 8 at 77.5%
- Plat 9 at 92%
- Plat 7-8-9 at 100%



Although we made an attempt to reach out to all home owners for signatures, we were unable to make connections with everyone. We did have a good response and our attorney complimented our home association for the quick turnaround in obtaining the needed percentage of signatures to wrap this project up in a timely manner.

The fact that over 84% of the current homeowners approved the Covenants consolidation verifies their desire to keep the Carriage Hill 7-9 Home Association, Inc. strong. Some of the benefits of an active Home Association include the increased demand for people who want to move into our neighborhood and the number of neighbors continually improving their homes, which results in keeping property values high. **Our subdivision is over 25 years old and it would be easy for homeowners to become complacent and stop caring how the neighborhood is maintained.** We are fortunate to have an active Home Association with a group of people who volunteer their time and energy to keep our covenants current with the times and continue to remind home owners to complete architectural control forms so we don't end up with junk cars in driveways, and rusted-out sheds in back yards. Our Home Association stays in close contact with the Gladstone Public Safety and continues to follow up on safety and crime issues to help maintain a safe environment.

As the neighborhood gets older, it is more important than ever to keep an active Home Association to maintain our standards. Updating and revising our covenants is an important step in keeping our neighborhood attractive and safe. The Board will continue to work with attorney Brian Hill, who has expertise with home associations, to make sure our covenants do not expire and to help us keep the verbiage current and in compliance with city, state, and federal regulations. Those currently on the board, who have been involved with the association for a number of years, are excited that we finally standardized the covenants between the plats so it will be easier to manage and to communicate the restrictions to neighbors.

Thank you to the Covenant Committee (JoAnn Fisher, Bob Oakes, Don Rose, Jennifer Stedman, and Don Ward) for all your efforts in reviewing the covenants and recommending changes, becoming a notary public and obtaining the required signatures. The board also wishes to thank all home owners for their support with this important activity.

BIG SUCCESS!! - Neighborhood Christmas Dinner

Over 100 neighbors attended our catered dinner and Santa Claus visit on December 8th. Dinner was provided by the Home Association and catered by Stroud's. Santa and Mrs. Claus arrived and were available for visits and pictures. Photos of the Christmas party are available on the Carriage Hill web site <http://www.carriagehill7-9.org/> in the Photo Gallery!