



# Newsletter

Carriage Hill 7-9 Home Association, Inc.

MARCH, 2018

## Take a Look Inside!

Association News

Neighborhood Safety

Antioch Road  
Closure

Board Members  
Contact Information

Architectural  
Control Form

## Our Website

[www.carriagehill7-9.org/](http://www.carriagehill7-9.org/)

## Our Facebook Page

[www.facebook.com/  
CarriageHill79/](http://www.facebook.com/CarriageHill79/)

## Annual Easter Egg Hunt is Coming Up!

Once again, we welcome the Easter Bunny to our neighborhood to celebrate Easter. Join us on Sunday, March 25 at 2:00 in the Fishers' back yard (4185 NE 63rd Terrace) for treats, activities and an egg hunt! Don't forget your



camera for pictures with the Easter bunny! In case of inclement weather, we will deliver filled Easter eggs to the homes of children who have RSVP'd. Please email JoAnn Fisher at [joannfis@kc.rr.com](mailto:joannfis@kc.rr.com) or call 816-830-2002 to let us know you will be there! Look for the RSVP slip on the back of this page.

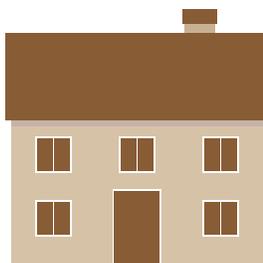
## Yearly Home Association Dues

Yearly dues are now payable and are due before the end of the day on April 30. The \$200 cost covers May 1, 2018 through April 30, 2019. Optional recycling service may be added for an additional \$60.

Forms were sent out to each home and can be returned to our treasurer, Torance Fisher. Dues cover trash service, beautification, community events and other items that may come up through the year. There was no increase over last year's dues. To avoid late charges, make sure you mail or drop off your form and dues by April 30.

Your Carriage Hill 7-9 Home Association, Inc. dues do not include any Carriage Hill Estates Pool dues or yard waste pick up. You may opt in to yard waste services by contacting Republic Services (our trash collection company). Call 816-254-1470 or go online to sign up at [www.republicservices.com/locations](http://www.republicservices.com/locations)

Any questions? Contact a board member.



## Association News

The annual home owners association meeting was held on March 4. Topics discussed included finances, annual dues, beautification, neighborhood safety, upcoming events, the association web site, the purpose of the association and more. Association members voted for board members.

The board has discussed several projects to improve the neighborhood, but none are currently in the works. Bids have been procured for tree trimming/planting and electrical at neighborhood entrances.

Dates for the annual Spring neighborhood garage sale will be announced soon. We are trying to align with other nearby neighborhoods to increase traffic and sales.

If you are interested in either of these topics, you are welcome to attend any of the association's quarterly board meetings.

### Board Discusses Perimeter Fences

During the last part of 2017, the Board and the Architectural Control Committee spent some time addressing inquiries as to whether the Home Association had any financial responsibility to maintain or repair the several hundred feet of wood fencing that runs behind a few homes that abut and run parallel to NE 64th Street and Old Pleasant Valley Road. Considerable discussion took place at the Board's January 9, 2018 meeting, and mention was made of this topic for the benefit of those present at the Annual Meeting on March 4, 2018.

The conclusion reached by this effort is that the Association is not responsible financially for repair or maintenance of the wood fencing, and that the individual homeowners are, in fact, responsible for its upkeep. The rationale for this is that this fencing is actually owned by those individual homeowners. The fencing is not the property of the Association, and there exists no easement or grant that we are aware of giving the Association a right to affect that property in any manner. The fencing was put in by the developer when those homes were originally built, and the fencing was conveyed to the first purchasers of those homes when they were first sold. Subsequent purchasers of those lots were conveyed that fencing when they purchased their homes. The Homes Association, and the Board, through the Architectural Control Committee, does, however, have the right to oversee the status of the fencing just as it does all exterior issues. The fencing should be maintained by the homeowners, and any work undertaken to alter or repair the fencing should be preceded by first submitting a form for approval to the Architectural Control Committee.

### Board Members

**Don Ward**  
President

816-838-9295

**Craig Swisher**  
Vice President &  
Architectural Control  
816-808-0130

**Torance Fisher**  
Treasurer  
816-863-2406

**JoAnn Fisher**  
Secretary  
816-830-2002

**Bob Oakes**  
Architectural Control  
816-694-5796

**Russ Tluscik**  
Architectural Control  
816-824-6776

**Becky Webb**  
Neighborhood Outreach  
816-699-1358

**Stacey Kledis**  
Newsletter Editor  
816-308-9310

**Ryan Blanks**  
Website Maintenance  
913-484-9822

Return this form to JoAnn Fisher at 4185 NE 63rd Terrace or email or call her to let her know you are coming!

Yes! We will attend the East egg hunt on Sunday, March 25.

Name: \_\_\_\_\_ Phone number or email: \_\_\_\_\_

Number and age(s) of children attending: \_\_\_\_\_

## Neighborhood Safety This Spring

Nicer weather means more time outdoors. You can make the season safer and more fun by keeping a few things in mind.

### Maintain landscaping

- Trim the height and width of shrubs. Overgrown shrubs that are easy to hide behind and can increase crime.
- Trim trees near sidewalks so neighbors can walk safely and near driveways so you can see when pulling out.
- Brush drop off at Gladstone

### Keep kids safe

- Make sure your children are proactive about their safety.
- Kids should wear helmets when riding bikes, especially in the street.
- Slow down while driving through the neighborhood.
- Watch out for distracted children who might be chasing a ball, skateboard or another child.

### Be prepared for severe weather

- Be alert to changing weather conditions. Spring weather is unpredictable, so be ready ahead of time.
- Know where to find a battery-operated flashlight, a battery-operated NOAA Weather Radio, and extra batteries for both.
- Have a safe place to seek shelter if needed.
- Build an emergency kit that contains water, non-perishable food and a first-aid kit.

### Watch out for each other

- Get to know your neighbors. When people look out for each other, strangers stick out.
- If you notice a crime or a suspicious activity, notify a board members and the police immediately.
- Keep up on crime and share information with your neighbors.
- Consider getting security cameras so you can keep an eye on your property any time of day.
- Make sure your doors and windows are locked and secure.

**Crime reports** Gladstone public safety will provide monthly crime updates for our area and they will be posted on the Carriage Hill 7-9 website. For January (the most recent month available at press-time), public safety reported two suspicious vehicle checks, one suspicious person check, one welfare check and one theft of a Fed-Ex package.

**If you see suspicious activity**, you can call public safety at **(816) 436-3550**. The Gladstone Police Department is usually quick to respond to calls. If you see safety issues of any kind, please let a board member know so they can be addressed and shared with the neighborhood if necessary.

The city of Gladstone offers brush drop-off Monday through Friday from 9:00 am until 4:00 pm. The disposal facility is just north of Happy Rock Park at 4000 NE 76th Street. Residential drop off costs just \$1 a bag.



North Antioch Road will be closed for about 6 months as crews install curbs and drainage on N. Antioch to NE 68th Terrace and tie in the new roadway.

Detours are set up at NE 64th Street and at NE 72nd Street and the detour plan will route people to North Brighton.

# PLEASE POST VISIBLY WHILE WORK IS BEING DONE

Failure to secure approval could result in financial consequences.



## Carriage Hill 7-9 Home Association, Inc.

### ARCHITECTURAL CONTROL FORM

- 1. Homeowner's Name: \_\_\_\_\_
- 2. Address: \_\_\_\_\_
- 3. Phone Number: \_\_\_\_\_
- 4. Email: \_\_\_\_\_
- 5. Description of Home Improvement: [Attach plans, sketches, specs, paint color(s) with numbers, or paint chip(s)]  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

6. Roof Replacement, Home Improvement, Painting, Landscaping, or Repair Work (Circle One)

7. Date work is to begin: \_\_\_\_\_

8. Name of Contractor: \_\_\_\_\_

9. Telephone Number: \_\_\_\_\_

10. For Roof Replacement: Type of Material to be used (check one)

Wood shake or wood shingle

Architectural composition shingle

(30 year or more, color similar to Weathered Wood by Timberline).

11. If composition shingle is to be used, please fill in the following information

Manufacturer of Material: \_\_\_\_\_

Color of Material: \_\_\_\_\_

Life of Material (i.e. 30, 40 year, etc.): \_\_\_\_\_

=====

12. Signature of Homeowner: \_\_\_\_\_ 13. Date \_\_\_\_\_

<b>Completed by Architectural Control Committee:</b>	
Approved / Denied (circle one) if Denied provide explanation on separate sheet and return it or discuss with homeowner.	
Architectural Committee Member: _____	Date: _____

#### Instructions:

##### **Home Owner:**

- 1. Complete all numbered questions or N/A and sign and date the form in appropriate place.
- 2. Give completed form to any Carriage Hill Home Association Board Member who will then pass it on to the Architectural Control Board so they can process for approval. Board Members are listed on web site at <http://www.carriagehill7-9.org> or in the Neighborhood Directory.
- 3. Submit form 10 business days before work is expected to start
- 4. Post a copy visibly while work is being completed.

##### **Architectural Control/Board Member:**

- 5. Please review the form as soon as possible and provide a response copy to the homeowner within ten business days from the receipt of the form.
- 6. File the original with the official home association board documents.
- 7. Remind Home Owner to post a copy visibly while work is being completed.