



Carriage Hills Homeowners Association

Mobile, Alabama

2024 Newsletter

Dear Carriage Hills Homeowners:

The HOA is a small voluntary group of residents who work to make Carriage Hills a more desirable place to live. We publish this annual newsletter to make everyone aware of what the HOA does for the neighborhood, and to solicit your support by asking for your annual dues payments.

Did you know?

- Unlike many subdivisions, **we have a large (over an acre) median to maintain.** The HOA pays the bills for grass cutting, landscaping, electricity, and other maintenance activities throughout the year. **The HOA spent \$4500 on grass cutting and electric service in 2023.**
- Landscaping costs are for any work beyond routine grass cutting. **The HOA spent \$2000 on landscaping in 2023.**
- The HOA mails out an annual newsletter each year. **The cost for printing and mailing one newsletter to the 520 homes in our subdivision was \$650 in 2023.**
- The HOA sponsors an annual homeowners meeting. **Meeting room rental was \$100 in 2023.**
- The HOA sponsors a Yard of the Month Award, which includes a \$20 gift card to each month's winner. **The HOA spent \$100 on gift cards in 2023.**
- Other miscellaneous expenses include PO box rental, entrance sign painting and repairs, lighting repairs and replacements, and US flag replacements. **The HOA had \$800 in miscellaneous expenses in 2023.**

We can't pay for these things without your support!

- **Your dues are \$40/year.** Many subdivisions charge much higher than this. Our dues have only gone up one time in more than 30 years.
- **Historically, only around 35% of our residents pay their \$40 annual dues.** This is about 180 homes out of a total of 520. Please consider paying your dues so that we can continue to make Carriage Hills an attractive place to live. **This has a direct impact on everyone's property values.**
- Our current rate of participation only allows us to pay for the basic expenses described above. As our subdivision property ages, there will be additional funds needed to do things like entrance sign replacement, and more substantial landscaping work on the Royal Carriage median such as sod and shrub replacement.
- Even if you have not done so in the past, please consider paying your dues in 2024! **You may mail your check for \$40 with the included form and envelope to this address:**

Carriage Hills Homeowners Association
PO Box 91414
Mobile, AL 36691



You may also go to our website, <https://www.carriagehillshoa.org>, and pay your dues with PayPal.

2024 City of Mobile Trash Pickup Schedule for Carriage Hills (Every Other Thursday)

Jan 11, 25	Feb 8, 22	Mar 7, 21
Apr 4, 18	May 2, 16, 30	Jun 13, 27
Jul 11, 25	Aug 8, 22	Sep 5, 19
Oct 3, 17, 31	Nov 14	Dec 12, 26

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Please include your comments on the included form with your dues payments. We would like to hear from you concerning any suggestions that you may have to improve our neighborhood. Note that due to the age of this subdivision, we do not have detailed covenants or enforcement powers like many newer subdivisions. We depend on the City of Mobile 311 Service to address property problems. We do work with the City of Mobile officials to make sure our voice is heard, however.

We need your help!

There are many ways that you can help to make Carriage Hills a more desirable place to live.

Keep it clean!

- The HOA picks up litter from the median and entrances almost every day. **Please teach your children not to litter and set a good example for them by not littering.**
- Please keep your neighborhood clean by **not placing trash on the curb more than 48 hours before Pickup Day.** (See pickup schedule on previous page). This is a City ordinance.
- **Keep your home, yard, and fences in good order.** Let your home have "curb appeal". Keep unsightly junk and debris out of the front yard.

Observe traffic laws and City ordinances!

- **Do not park cars in front yards or on sidewalks** (City ordinance).
- **Do not park disabled or oversized vehicles, boats, or trailers on the street** (City ordinance).
- Be considerate of your neighbors. If you have visitors parking on the street near your home, **do not let them block your neighbors' driveways and mailboxes. Do not block fire hydrants** (City ordinance).
- The Speed Limit throughout the neighborhood is **25 MPH. Please observe the Speed Limit!**

Be alert for suspicious activity!

We all know that criminal activity has increased over time. Unfortunately, Carriage Hills has not been immune to this.

- **Keep your front porch light on at night.** Consider adding additional lighting for your yard.
- Report any streetlights not working to Alabama Power.
- **Keep your vehicles locked. Don't leave guns and other valuables in your vehicles.**
- **Report any suspected criminal activity to the Police.**

Be a part of the HOA!

We aren't getting any younger! We need neighbors who are willing to step up and take over for us old folks. It really doesn't take much of your time, and we will help you get started. **Please contact us by phone or email if you are interested in serving.**

Thank you for your support!

Carriage Hills HOA Board members:
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