

Carriagegate Home Owners,

Thank you to all who came to the meeting Friday. For those who were unable to attend here is a summary of what was discussed.

Neighborhood Website - please go to www.carriagegate.org for all HOA Information. We are keeping it up to date with everything going on. If you are not getting email notifications or would like to pay dues online submit your email and name through the website.

Financial report – The HOA is in good financial health. We have thirty-seven thousand in savings and have been steadily adding to it each year. We currently have twelve thousand in our accounts receivable which is higher than we'd like but down from years past, getting on our email list and paying online has dramatically improved this. Annual dues were raised to \$135 this year, it has been about five years since the last increase was made. We looked at neighboring HOA's of similar makeup to us and we found dues were between \$200 and \$300 annually, so we are happy to be operating well below comparable neighborhoods.

Improvement Projects – We discussed the landscaping work taking place in the park and the walking path that went in this year as well as the four 20' pine trees. The Landscaping master plan can be found on the "Improvement Projects" tab of the website. We also discussed next year's plans to start on improvements to the main entrance replacing the flags with a permanent brick structure with improved signage. Proposed design can also be found on the website. Please send any feedback on the design to cgatehoa@gmail.com, a final design will be submitted to the builder spring 2023.

Volunteering Opportunities – The HOA is looking for anyone who would like to get more involved. Below is a list of specific opportunities we have in mind that we'd love additional support in. Contact Jared Hess at 208-520-6617 or jaredohess@gmail.com if interested in getting more involved.

- **Welcoming Committee** – Deliver a “Welcome to the Neighborhood” packet to new move-ins (includes covenants and a letter from the board), let them know about the website, how to sign up for electronic invoices and email notifications from the HOA.
- **HOA Board Members**, if you or any other homeowner you know of are interested in volunteering in a more formal capacity the board is specifically looking for new members that would like to help with:
 - **Writing:** to draft letters and communications.
 - **City coordinator:** to work with the city to advocate for our neighborhood issues like repairing city streets and adding speed limit signs.
 - **Covenants compliance:** someone who can dig into the covenants and provide answers to questions that come in and help ensure HOA Board and residents are following the CCR's as outlined.
- **Event Coordinators** - Looking for individuals who would like to be responsible for specific neighborhood events:
 - **Annual HOA Yard sale:** held on the first Saturday in June every year
 - **Block Party:** Host/organize a block party event.
 - **Neighborhood Tree Trimming Day:** not yet organized, but we could have someone drive a dump trailer around to homeowners who agree to participate to help everyone keep the trees from overgrowing sidewalks and roadways.
 - **Holiday lights:** Put up and take down holiday lights in roundabout and front entrance.
 - **Other:** Let us know if you have another idea

Input from the group, open discussion – Below is a summary of issues brought up and discussed 9/9/2022.

- Tree trimming – The HOA was made aware of another HOA in Idaho Falls that was sued due to trees not being in compliance with the city ordinance. Please see the city's tree trimming guidelines posted on the main page of Carriagegate.org. The HOA has taken action to trim back all townhome trees and need the rest of the homeowners to do the same.
- Dog/Cat Poop problem – if you own a dog or cat please pick up your pets' mess, this is a big problem in the neighborhood right now so please be considerate and make sure your dog or cat is not part of the problem.
- Alleyway repairs – The HOA is very aware and keeping an eye on the conditions of the alley ways. Repair costs for these problems have been split with the developer because of their early failure. Please be patient as we work through the water drainage and asphalt repairs, we are incrementally repairing and improving them.
- Private playground on Nottingham north of main roundabout. Due to the challenges of letting the neighborhood use the playground equipment the homeowners of that lot and playground equipment have asked everyone to stay out and use the Carriagegate neighborhood park instead.
- City code issues vs HOA covenants - there were a few issues brought up that were not HOA issues but City of Idaho Falls issues. Suggestion was made to update the website with the city codes applicable to issues that fall into city jurisdiction. Examples being overgrown unkempt yards, and road issues.

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