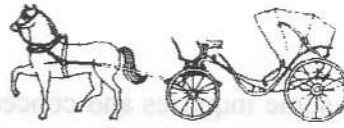


# Carriage Way



Carriage Way Property Owners Association  
P. O. Box 401  
Hinsdale, IL 60522

LETTER TO: Carriage Way Property Owners

FROM: Mary Bradley, President

DATE: January 8, 2005

Happy New Year. When the Board of Directors met in November, the date for the annual homeowners meeting was set for Tuesday, January 18, 2005, at 7:30 p.m. at the Burr Ridge Village Hall. Annually, homeowners come together to elect new board members and approve a general operating budget including the fee assessment for the coming year. This year we must also elect new officers. The meeting is an open forum for homeowners to come with issues or interests they would like the Board to consider.

Last year, as we approached this meeting, I took a moment to update you on board and association activities of the past year, and the purpose of this letter is to do the same.

First, let me welcome the new homeowners to our community in 2004!

Stirrup Lane                      Chester and Halina Gaberys  
County Line Lane              Gil and Eva Garza

While the Gaberys' joined us this summer, the Garza's just closed on their home before the holidays and will be moving in during the coming weeks. We hope each of you enjoy your new homes here in Carriage Way and find our website ([www.CarriageWay.org](http://www.CarriageWay.org)) and our welcome packet with the neighborhood phone book, by-laws and other information helpful. If additional information about Carriage Way is needed, feel free to contact one of our board members or me. That goes for the rest of you, too!!

Our biggest news this year pertained to the major landscaping work on the North entrance. The primary focus was the area outside the entrance walls, which we were able to improve with new stonework, shrubs, perennials, and annuals. It took over a year for the Landscaping Committee and Board members to meet with several landscapers, review their suggested ideas, develop a consensus of which plan to accept, and address issues during implementation. In the process, we were also able to move some of the old plants and rocks to the Stirrup cul-de-sac area. Thank you, Landscaping Committee, chaired by Anne Rodi, for a job well done.

We addressed repairs as well – first to the fence north of the Carriage Place entrance, and then to the electrical wiring and boxes on the north wall. There were the usual expenses for overseeing the grounds maintenance such as the grass-mowing, tree and shrubbery care, sprinkler systems repairs, grooming and planting of flowers in the “common” areas, and the holiday decorations.

There have been some inquiries and concerns expressed over the increasing use of signage. Please note Section 10 of our Protective Covenants: "No sign of any kind shall be displayed to the public view on any lot, except one professional sign of not more than two square feet, one sign of not more than five square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period."

Another concern expressed relates to snow removal (although it pertains more to those who are lucky enough to have a snow removal service). Is your service moving the snow from your driveway to your neighbor's property? One may not think about this, but please be aware how this might affect your neighbor's lawn, bushes, sprinkler heads, etc. It would be helpful if you could work with your company to find a location for your snow on your own property.

As in the past the association supported three social activities - the Spring Easter Egg hunt, the fall Block Party and the Halloween party. These help to foster community spirit and provide a wonderful activity for neighbors to get to know each other. Thank you to those who helped to make these events possible for all to enjoy.

In November, the Board reviewed 2004 expenditures and drew up a proposed budget for 2005. At the time, we thought we might come in more under the 2004 budget as passed than we did, but with the surprise electrical repairs in December, we actually expended \$24,335.64 (just under, but within the passed budget of \$25,000). We felt it prudent to keep our income in line with the proposed 2005 budget (see the next page). This requires us to leave our homeowners assessment the same as last year -- \$200 per single family home and \$100 per town home. We ended the year with approximately \$4,000 in the bank. There is a line item for additional capital improvements. Our hope is to continue with the landscape upgrading with the Carriage Place median. We also know our Carriage Place sprinkler system is problematic. Your input will be helpful.

Finally, I want to thank the current board and officers for serving this past year. They have done an outstanding job providing support for you as homeowners. According to our by-laws and covenants we elect board members to a one-year term and officers to a two-year term. The attached also gives you a list of those who served on the 2004 and those who have expressed a willingness to serve in 2005. Elections will be held January 18 at our Annual Meeting at the Burr Ridge Village Hall.

**Join us for the Annual Meeting on Tuesday, January 18 - 7:30 pm.**