

# Carriage Mill Homeowners Association

## Working together for a better community!

### POST PANDEMIC LIFE

The Board of Directors would like to say Hello and Welcome to all our community residents Old and New. The Pandemic was a hard time for us all and we understand the communication during that time was low and frustrating, however, we want to ensure you we are here to help you and work to make our community beautiful and strong again.

*The current board members are:*

John Ward, Tiffany Brooks, Stacey Evans, April Kinney and Elizabeth Wilson.

**CALLING ALL HOMEOWNERS:** We are still looking for additional volunteers for the ACC, Park and Hospitality Committees. If you are interested in joining please contact us . We welcome all who wish to make a difference in our community.

**BOARD INVOLVEMENT:** The Board members are proud to volunteer their precious time to help make our community even better and assist its members with any complaints and/or concerns they may want to address. The Board can be contacted at [carriagemill-hoa@gmail.com](mailto:carriagemill-hoa@gmail.com) or by using the contact us form on the Carriage Mill website for quickest response.

*What we are currently working on:*

- Handling noise and parking complaints from around the community. We managed to get no parking signs installed by the city to ensure mail gets delivered
- Getting dues and payments credited on our new accounting software over the next month
- All late invoicing has been sent for 2022. 2023 Notices for Dues have been sent.
- Getting newsletters out periodically to ensure community members are aware of current developments
- Houses are selling due to the great market. We are working on resale packets for those owners and bringing homes up to code
- Making sure no watch lights are out in the neighborhood, if you notice one out please report it to us

**COMMUNITY EVENTS:** We are hoping to implement community gatherings again that support a positive and friendly environment for adults and children.



### Annual Dues/Bills are forwarded via email.

If you haven't received anything from Carriage Mill please contact us to ensure we have the correct and/or current email address.

### How to pay your dues

You can pay by mailing a check or money order to:

CMHOA

PO BOX 65055

Virginia Beach, VA 23467

Or pay online at:

<https://carriagemill.com/pay-your-dues/>



## HOMES FOR SALE

As many of you know, home prices have soared over the last year. Home sales are public information. We thought that we would share some of the recent home sales that have occurred in our community to keep you up to date on our current market value.

As you can see, home prices are at an all time high. In order to keep pace with the rising market value, we need to keep our neighborhood as desirable as possible.

If we all keep our own homes well maintained and up to HOA code, that will be the biggest part to keep our community as desirable and welcoming as possible.

Nov 2022 325K  
Sept 2022 335K  
May 2022 310K  
Dec 2021 265K  
Dec 2021 245K  
Nov 2021 275K  
Nov 2021 260K  
Nov 2021 240K  
Oct 2021 288K  
Oct 2021 249K  
Sept 2021 285K

*Do you own a business or provide a service, contact us about advertising in our newsletter!*

### DOGGIE NEWS

#### WE LOVE DOGS, BUT...

Please make all efforts to keep pets on a leash when they are not fenced in or in your home. This is for the safety and peace of mind for all residents.

If you walk your pets, please respect the community and it's residents and pick up their waste and dispose of it in your own trash bin.

Please be mindful of your dog's barking. If your dog is barking for extended periods of time, it can be very stressful to your pet as well as the peaceful enjoyment of your neighbors who may be trying to rest or work from home.

Please refer to City Ordinance Sec. 5-532. - Barking dogs.

## GENERAL INFO FOR NEW OWNERS AND RENTERS!

If you are a new owners or renters, the following info may be helpful:

**Easements:** The easements behind your homes are owners responsibility to maintain. Please keep them mowed and clear of debris so they can be accessed by utility workers and trash cans can be moved easily in the easement areas.

**Paint colors:** There are specified paint colors in the ACC guidelines when you purchased your home. Please adhere to the paint color options so that you are in compliance with the HOA guidelines.

**Modifications to the Exterior of the home:** If you are simply making a repair to the existing structure of the exterior of your home, you do not need board approval. However, if you are trying to alter anything to the exterior of your home or add a shed or structure, you need to contact the board for approval and/or complete a change request. The form can be found on our website. Keep in mind, if you put up large structures such as tents or sheds, those need to be approved as well.



*Caption describing picture or graphic*

## MORE GENERAL INFORMATION

**Parking:** You must park in your driveway and not on the grass or perpendicular to the curb.

Do not park in the center of the cul-de-sacs of any court. This blocks homeowners access to their homes and prevents emergency vehicles access during an emergency.

Please do not park in the “No Parking Zones,” which are posted and monitored, as it puts Drivers and Pedestrians alike at risk. Those zones are No Parking for a reason.

**HOA Packets:** If you are selling your home, please be sure to have your realtor reach out for a HOA package. Buyers need to be aware of the HOA guidelines to ensure it is a good fit for them and their needs. Should this not be disclosed it could negatively affect you and/or the transaction of the home .

## IMPORTANT

### CONTACTS

Bulk Pickup

757-385-4650

[https://  
vb311.force.com/  
assist/request/  
BULKPKSW/location](https://vb311.force.com/assist/request/BULKPKSW/location)

Non-Emergency

Police

757-385-5000

Code Enforcement

757-385-4421

Virginia Beach

Landfill (dump)

Open Monday –Saturday

1989 Jake Sears Rd

757-385-1980

VB Utilities

757-385-4631

Dominion Energy

866-366-4657

Animal Control

757-385-4444



## LET'S BE GREAT NEIGHBORS!

Let's have the best community possible! We appreciate our neighbors that offer to help around the community. Many of our neighbors will help report suspicious activity, safety concerns or anything that may negatively impact our community.

Carriage Mill Homes Association  
PO BOX 65055  
Virginia Beach, VA 23467  
Carriagemillhoa@gmail.com

PLEASE  
PLACE  
STAMP  
HERE

To:



YOUR LOGO  
HERE