

Carriage Mill Homes Association

OUR NEW HOA MANAGEMENT FIRM

Clark Simson Miller is now handling the Carriage Mill Homes Associations' financial matters.. The CMHOA Board has been searching for many years for a company that will provide the level of service at a price that is affordable for our small community budget. We have finally found a company that is a perfect fit for our needs.

There are many benefits for this transition. Hiring a financial management company will ensure all homeowners are billed properly and ensure that delinquent accounts are not being overlooked. CSM offers full time support that will stay on top of accounts receivables as well as ensuring our expenses are being paid in a timely manner and tracked to ensure that our community expenses are within our budgeted guidelines.

All homeowners will have their own account portal. All real estate transfers that require new accounts will be set up and billed in a timely manner. They will handle our tax matters and ensure our filings are processed on time. They will maintain accurate records for our homeowners while providing professional online access to individual accounts.

Although the CMHOA board has been handling this aspect until now, the work involved in maintaining records, recording payments, bank drops, setting up new household billing advices and communicating with owners about bills is extremely time consuming. This is a much needed service to our board. This management contract is not projected to increase our annual dues beyond the typical annual inflation rate.



WHERE TO PAY DUES?

You should have received a letter from CSM to introduce themselves and to provide portal registration information.

If you have not received this information, please reach out to the company.

Carriage Mill

Care of Clark Simson Miller

P O Box 52344

Phoenix, AZ 85072-2344

1-865-315-7505

[https://
app.csmhoa.com/login](https://app.csmhoa.com/login)

You may always visit our community website for additional information as well.



RECENT HOME TRANSACTIONS

Nov 2022 \$325K
 Sept 2022 \$335K
 May 2022 \$310K
 Dec 2021 \$245K
 Dec 2021 265K
 Nov 2021 240K
 Oct 2021 249K
 Oct 2021 288K
 Sept 2021 285K
 Nov 2021 260K
 Nov 2021 275K
 Jan 2023 \$324K

PENDING SALES — UPDATED

April 2023 335K

May 2023 343K (offer 8K over list per agent flyer)

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

The largest and most important purchase you will ever make is that of your home. Why not protect your investment? Lets maintain our communities luster together so that our investment only continues to grow.

Interested in EVENT PLANNING? Contact our HOA Board Soon.

Community News!

We have updated our community announcement board in the park. We wanted to allow our homeowners to share the use of this board. If you own a business, want to share an event, or just share a reputable contractor you had a great experience working with let us share this for you on the announcement board.

Send us an email at carraigemillhoa@gmail.com with the information you would like posted and we will add it to the Board to share your news with the entire community!

Spring is here and everybody is starting to go out doors! We have gotten passed some rough times with the pandemic. How about we come together as a community? Are you interested in event planning? If so, come talk to us! We are seeking community members who would like to help us plan events such as:

Events for the entire family, to enjoy, how about starting things off with some Easter themed activities? We are considering an Easter Egg Hunt in our park. We can do separate egg hunts for different age groups. We have also considered bringing in a small petting zoo or pony rides for our children to enjoy.

We are hoping to do something after Easter that doesn't compete with family holiday plans. If this interests you please give us your feedback and if you are willing to give a helping hand the more the better!

Further into summer, we were thinking of doing some summer cookouts to get to know our neighbors.

We hope that you will join in our excitement to bring our community members closer together.



DOGS AT THE PARK

We have some complaints that have been brought to the attention of the board concerning dogs and our community park.

Please make sure your animals are up to date on all typical vaccines for their breed prior to bringing them to the share park. We want to make sure our dogs are being kept safe while enjoying the park.

Make sure your dog is properly licensed with the City of VB.

Please refrain from bringing your dogs to the park if they are infected with parasites or worms. Worms can be picked up extremely easy among animals through their feces.

Please be sure to pick up your dogs feces immediately and dispose of properly. This will also help prevent the spread of worms.

Please make sure your animal is on a leash at all times.

If your dog leans toward the aggressive side, please keep in mind that all animal owners are responsible for the actions of their pets. The HOA’s master insurance policy does not cover your pets aggressive acts. All owners are responsible for their own pets and the actions of their pets.

Finally, do not leave pets outside for extended periods of time barking. This is a violation of the HOA guidelines that is a finable offense. This violates the rights of peaceful enjoyment that all homeowners are entitled to, by city statutes as well as our HOA bylaws.

City code: 3541 ordinance, section 5-532 and 5-533.

IMPORTANT

CONTACTS

Bulky item pickup

757-385-4650

<https://vb311.force.com/assist/request/BULKPKSW/location>

Non-emergency

Police

757-385-5000

Code Enforcement

757-385-4421

Virginia Beach

Landfill (dump)

1989 Jake Sears Rd

757-385-1980

VB Utilities

757-385-4631

Dominion Energy

866-366-4657

Animal Control

757-385-4444



HOW TO BE A GREAT NEIGHBOR

1. INTRODUCE YOURSELF

Whether you're new or a new neighbor moves in, introduce yourself. If you're new, ask about the area. If they're new, offer them tips like which coffee shop is best and which baristas always spell your name incorrectly.

2. BE CONSIDERATE

Get to know your neighbors' lifestyles. If you know they work at nights, make an effort to be quieter during the day. If you play the bagpipes, warn your neighbors in advance and ask when they are open to hearing you practice. (never?)

3. BEWARE OF SHARED WALLS

If possible, don't place your TV and surround sound speakers with super bass along a shared wall. The same goes for floors--if you have neighbors below you, don't do jumping jacks and burpees in the middle of the night.

4. BE A GOOD DOG OWNER

Keep your dog on a leash when taking it out and pick up after Fido. Ask your vet or hire a dog whisperer to control a noisy dog because we want everyone to love Fido as much as we do.

5. PRACTICE PARKING ETIQUETTE

When you park your vehicle, be sure not to block anyone's access to their own car. Avoid shining your headlights into someone's windows or slamming your car doors late at night.

6. PARTY ALERTS

Let your neighbors (beside, above, and below you) know well in advance that you're throwing a party. Leave them your phone number so they can call you if it gets too loud or why not invite them too?

7. STAY TIDY

Keep the area by your front door, your patio or balcony, and your apartment clean so it doesn't attract critters and creepy crawlies. If you have pest issues, it may spread to your neighbors' apartments.

8. THE GOLDEN RULE

When in doubt, always remember the Golden Rule, "Do unto others as you want done unto you."

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