

CARRIAGE MILL HOMES ASSN

February 2024

Annual Meeting

Our annual meeting is confirmed for March 16, 2024 at 10:30 AM. It will be held at the Kempsville Library.

The address is 832 Kempsville Rd, Virginia Beach, VA 23464



Message from our President, Stacey

Hello Carriage Mill Community,

I ask you to think of 2024 as a year to bring kindness towards your fellow neighbors. With all of the discontent happening on the news and on social media, this negativity can really take a toll on everyone and oftentimes kindness is left out of the equation. I think kindness should be brought back. I think respect for elders and respect for fellow neighbors should be brought back to the forefront of this community.

We should be able to rely on each other and treat each other with kindness and respect. I am going to make it my personal goal this year to be more kind and to have more grace for people. It is my hope that you will join me in this goal. There are many people going through various struggles affecting their mental health. As a community, whatever we can do to bring forth a little comfort to someone else should be something we all strive for. If you see someone, please say take a moment to be kind and check in on your neighbors. If anyone is going through something and they need someone to talk to, please to reach out to me. I am glad to listen and be a friend.

Neighborhood sales updates



1507 Brenland Circle \$324,000 January 2023
1523 Brendle Ct \$340,000 on April 2023
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5356 Canterford Lane \$361,000 on June 2023 (Single Family)
1502 Brendle Ct \$335,000 on August 2023
1527 Canterford Ct \$285,000 on August 2023
1524 Brendle Ct \$325,000 on Sept 2023
1513 Canterford Ct \$287,625 on October 2023

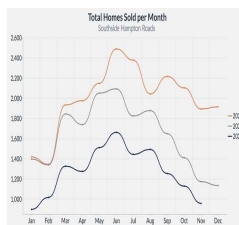
ACTIVE

1516 Brendle Court \$330,000.00

**Info taken from REDFIN

Recent Home Sales Trend Analysis

Increased Mortgage Interest rates have risen from a historically low rate in the 2% to rates in the 7-8% range. This increase has cooled the market sales over the past year. See the image to compare sales over the past three years.



The housing inventory is still at historically low numbers. This is helpful to those that are trying to sell their home. Despite the decline in homes sold this past year, the median sales price is still holding.

Some 2024 predictions include

- 1) housing prices remain steady
- 2) Inventory growth will be slow
- 3) Affordability issues will persist
- 4) The single family market will remain competitive.

If the inventory increases, this may drive prices down and swing to a buyer's market.

<https://www.cgprealestateconsulting.com/post/2024-housing-market-predictions>

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Parking Concerns....

Cars continue to be an issue within our community. There are cars blocking others owners driveways, parking perpendicular to curb, too many cars on Canterford that making passing difficult, and people who park on the street-not curbside. We are asking each resident to make some small changes to ensure that the streets are passable and the cul-de-sacs are clear so that cars and school buses can turn around. We also need to be sure that emergency vehicles could pass through each street should an emergency arise. Having streets that are crowded pose many safety issues. It is imperative that each of us do our part to improve this issue. Please park all of your cars on the driveway. It may be inconvenient to move cars when members of your household need to leave. But this helps keep the streets clear, safe and passable. Please use every inch of your driveway. We all need to do our part to limit the number of cars parked on the street. Some cars in the neighborhood seem abandoned. If those are one of yours, please sell or donate! Also, If you have parties, consider having your guests park nearby and carpool to your home. This will also help reduce too many cars over-crowding our streets.

Getting ready for Spring

We will be getting ready for mowing season to begin. We will like to hold a park "Clean Up Day" in late March to prep our common areas for mowing season. We will post a date/time soon. Our goal is to clean up any fallen limbs or trash that have accumulated over the winter.

We also need owners to clean up behind their rear fences in the easements. Just a reminder, the easement area directly behind your fence to the middle of the easements area is your responsibility. Please pick up any trash, fallen limbs, and remove any clippings that may have accumulated in the easements. You may want to start now disposing of any trash on a weekly basis along with your regular trash. For the HOA to continue easements in the lawn care bid, we need our easements clear to keep the lawn care expenses as low as possible.

Although we try to include easements in the scope of the lawn care package, we still need the owners to maintain their own easements on a regular basis to ensure it stays clean and controlled for residents to utilize on trash days. A clean lawn/easements helps with pest control. This is so important in our community.

Still need to pay your dues?

If you have not seen email or paper correspondence come from our community management company, please reach out to them as soon as possible. The company is Clark Simson Miller

There phone number is 1-865-315-7505.

It is easy to activate your portal and paying only takes a few minutes!

<https://clarksimsonmiller.com/>

If you have any difficulty, please reach out to us via email at carriagemillhoa@gmail.com.

Quiet Enjoyment

We realize that many people enjoy having visitors. However, please keep in mind that windows and shared walls do not completely dampen noise. All residents are entitled to quiet enjoyment of their home. Please ensure your activities don't reduce others right to this important concept. Please be kind to your neighbors and refrain from excessively loud noise in and outside your home. Some concerns that are brought forth is noise/yelling in and outside of homes, dogs barking for long periods of time, and car alarms going off repeatedly. Please ensure your family members/visitors are being thoughtful to others.