

CARRIAGE HOUSE COOPERATIVE

December 2016

NEWSLETTER

MONEY MATTERS

Listed below are just a FEW of the 2016 year end expenses:

Consumers Energy	\$ 49,345.84
City of Utica – Water	\$ 54,963.56
City of Utica – Taxes	\$ 57,274.97
Comcast Cable	\$ 67,486.13
DTE Energy	\$ 11,930.55
Waste Management	\$ 7,738.76
Roofing Project	\$243,599.80

You may not think about these expenses because they are incorporated into your monthly carrying charge. However, we would like all members to be conscious of conserving energy and assist us in keeping the costs low. Please make sure all windows and doors are kept closed during these winter months. Change the furnace filter to keep your furnace running properly. Contact the office promptly if any of your sinks and/or toilets are leaking. We do not want our money going out the windows or down the drain!

It is with a heavy heart that we announce that Otto Dueweke has passed away. Otto served the Carriage House Cooperative Board of Directors for over 25 years and has been a vital part in making this development so successful. Otto will be missed tremendously. According to the By-laws, the Board of Directors can appoint a member to fill the vacancy. The Board of Directors chose Paul Martindale. Paul resides at 45855 Kensington and has been a member of Carriage House in good standing for 7 years. During this time, he has proven to be an outgoing, responsible member. We feel that Paul will be a positive addition to the Board of Directors and represent all members fairly.

Wintertime Reminders

Now that winter is officially here we would like to take just a moment to outline a few reminders that will help make this winter a bit more tolerable.

Please check your Member Handbook for our schedule and map which indicates the time that your court will be scheduled for snow removal in the parking lot. Just a reminder: The first day of snow the main streets, sidewalks, and courts will be plowed. The next day the parking spots will be plowed. Also, please **DO NOT PARK YOUR VEHICLES WITH THE BUMPER OVER THE SIDEWALK**. This makes it nearly impossible for the snow to be cleared on the walks. All vehicles **MUST** be operable or fines will be assessed.

If you need **ice melt for your porch and approach walk**, you can get what you need **24 hours a day, 7 days a week** by taking a container over to one of the ice melt bins. They are located in front of both of the maintenance garages.

If you are able to lend a helping hand to any of our senior residents by clearing their porches or walkways when it snows, they would greatly appreciate it.

Holiday Office Hours

The Office will be closed on the following days: December 26, January 2. We will be open from 8:00 a.m. to noon on December 23, 27, 28, and 30.

Units For Sale

If you have a friend or relative interested in our cooperative, you may want to inform them that we currently have 2 one bedroom units listed for sale. Details can be obtained from the office or on our website at www.carriagehousecoop.com

Trash

If you have any large items that you are not able to fit in the dumpster such as furniture, TV, dishwasher, etc., please call the office and we will schedule a special pick up. Also, please remember to break down the boxes before you place them in the dumpster and place all items to the rear of the dumpster to make room for the next person. Overflowing dumpsters are unsightly.

Liability Insurance

According to the Occupancy Agreement all members must purchase and maintain comprehensive general liability insurance of at least \$300,000. When your policy is renewed annually please submit a copy to the office.

Carriage House Cooperative will host an Adult Holiday Luncheon on **Wednesday, December 14, 2016 at 1:00 p.m.** All adult members of the cooperative are invited to attend. This is a good time to relax with your neighbors and the cooperative staff and enjoy the holiday season. We would like to ask that members call in by Monday, December 12, 2016 to reserve a seat.



Contest

Well it is that time of year to let your Holiday Spirit Shine. We will have a Holiday Decorating Contest. The judging will be held on December 21, 2016 at 6:00 p.m.

Please remember that you cannot drill or put nails in the siding or soffit. Prizes will be awarded for 1st, 2nd, and 3rd place winners.

Let your hard work shine for all of the complex to enjoy!