

CARRIAGE HOUSE COOPERATIVE

DECEMBER 2018

NEWSLETTER

Money Matters

Listed below are just a FEW of the 2018 year-end expenses:

Consumers Energy	\$ 47,866
City of Utica – Water	\$ 53,752
City of Utica – Taxes	\$ 59,207
Comcast Cable	\$ 63,837
DTE Energy	\$ 11,861
Waste Management	\$ 9,656
Property & Liability Ins	\$ 19,949
Savings Accounts	\$104,575

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!

Attention: Parents & Grandparents of Carriage House



To all the children who **BELIEVE**, it's that happy and magical time of year. When Christmas and Santa are almost here. The Elves live among us so they can see, just how wonderful the children can be. They help with Santa's list and check it twice, just to see who is naughty or nice. They brought Santa's mailbox to the office this year and all of your letters will magically disappear. So write your letters to Santa and put them in, and their travel to the North Pole will begin. Don't forget your Name & Address in the letter for it's true, Santa will answer every one and mail it back to you!

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 24, 25, 31st and January 1st. We will be open from 8:00 a.m. to noon on December 26, 27, and 28th.

No Smoking Policy



As all residents are aware, Carriage House Cooperative does not allow smoking inside of the units. This includes cigarettes, cigars, e-cigarettes, pipes, vape pens, etc.

Odors from smoking penetrate into other units. There are many serious health issues caused from smoking and second hand smoke.

The policy clearly states that **No Smoking is allowed inside of a unit.** All smoking materials must be lit and extinguished outdoors into an ashtray or other safe container. Please make sure containers are emptied on a regular basis. Hefty fines are assessed to those who violate the policy.

Trash

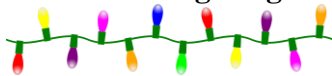
If you have any large items that you are not able to fit in the dumpster such as furniture, TV, dishwasher, etc., please call the office and we will schedule a special pick up. Also, please remember to break down the boxes before you place them in the dumpster and place all items to the rear of the dumpster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

Overflowing dumpsters are unsightly and costly as well. Waste Management will add an additional \$150 to the monthly bill for every dumpster that is overflowing with garbage.

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.

Utica Annual Tree Lighting Ceremony



Located in downtown Utica in JK Noonan Riverwalk Park on Tuesday, December 4th at 6:30 p.m. Santa & Mrs. Claus will be there with the reindeer. There will be music, caroling, refreshments, horse and carriage rides too.

Have a Maintenance Request?

When you need to have something repaired in your unit, please call or email the office to inform us of a work order. At that time, the request is entered into the computer. This will ensure that the work order is recorded and conducted promptly. Do not stop the men while they are outside. Also, if you or a contractor are making an improvement to your unit you must complete an Alteration Permit. We have it on the website or you may obtain one at the office.

Happy Holidays!



Dryer Vent Cleaning

It is very important to clean out your dryer vent on a regular basis to prevent dryer fires. If you would like to hire a company to have it done please call the office for more information.