



February 2026 Newsletter

Fire Prevention – This is a very important topic that we try to discuss on an annual basis. We want to remind all residents of the following:

- Keep all flammable items away from the furnace and hot water tank.
- While cooking, frying or broiling food on the stove, stay in the kitchen & keep the stove clear of pot holders and towels. Also, **DO NOT** store items inside your oven!
- In case of a grease fire in the pan on the stove: 1. Turn off heat 2. Do not move pan or pot you could burn yourself 3. Cover pot with **metal** lid 4. Pour baking soda on it (Only baking soda, no other baking products like flour will work) 5. Last resort, use a fire extinguisher. If you don't have one then get one. **Do not use water on a grease fire!** Pouring water will cause the oil to splash and spread the fire. Invest in an air fryer, it's safer!
- Keep the handles of pots and pans turned in such a way on the stove to prevent knocking them over by bumping handles while cooking.
- Check smoke detectors regularly and **NEVER** remove the batteries. If you hear a chirping noise coming from the smoke detectors that means the batteries need to be replaced.
- All electrical work must be performed by a licensed electrician and they will need to obtain a permit from the City of Utica. Once the electrical work is complete it will be inspected.
- Never use a damaged extension cord. Do not over load circuits.
- Consider using flameless candles/diffusers. They look & smell like real candles.
- Review your insurance policy for proper coverage. Do not let the policy lapse. Submit a copy of the policy to the office for your file.
- Discuss fire prevention with all members of your family.

Work Orders: If something is in need of repair, please call in a work order promptly. Do not wait until it becomes a bigger problem or requires an after-hours emergency call.

Snow Removal Reminders: After a snow fall of 3 or more inches the streets, courts, and sidewalks will be cleared. The following work day the parking spots will be plowed **unless** we get additional snow because the staff will need to clear the streets and sidewalks again. We will text you and let you know when the parking spots will be plowed. Please assist the Maintenance Staff when they are handling the task of removing the snow by **moving your vehicle promptly** when it is time to clean your parking area. You can refer to your Members Handbook for the time schedule and the snow policy is also on the website under the "Current Member" tab located on the right side at the bottom of the page in the documents section. **If your vehicle is inoperable, the vehicle must be removed from the cooperative grounds or it will be towed at your expense.**

Remember, ice melt is always available to our members. The containers are in front of the garage on Messmore and on Kensington as well. Members should salt their porch and the

walkway leading to the sidewalk. Also, please do not park over the curb. The maintenance staff needs a clear path to plow the sidewalks.

Garbage Dumpsters: Please break down boxes before throwing them in the dumpster.

Please throw all trash toward the back of the container. We do not want to be assessed with overage fees.

Carrying Charge Payments: We appreciate all of our residents that pay their carrying charges promptly. Keep in mind, if you submit a payment in the middle or near the end of the month for the next month's carrying charge, it is held until the 1st. Did you know that many banks now offer "Bill Pay" to their customers? Meaning your bank can send a check directly to Carriage House Cooperative. You may wish to discuss this with your bank or you may be able to set it up in your account either through the bank app or online. We do not offer electronic payments due to the cost of the service.

Xfinity: The provider is currently offering 5-year price guarantee on internet service. Free installation and set-up. You may wish to contact them at 1-800-934-6489 for more information.

Tax Form: As a reminder, the annual tax deduction form that the cooperative provides is available on the website. For the calendar year 2025 the amounts are:

\$521.00 per unit was paid for property taxes.

\$12,697.00 per unit was the taxable value for Michigan Homestead Tax.

\$377.00 per unit for Home Heating Credit.

Condolences: Our deepest condolences to the family and friends of two of our members of Carriage House Cooperative:

Dennis Donahue, a long-time member, passed away in December. He and his wife Diane moved into the Cooperative in 1970 when it was first built and raised their children here.

Gary Byrd passed away in December as well. He and his late wife Kathy lived at the Cooperative for several years.

Annual Meeting: The **Annual Membership Meeting** will be held on **Tuesday, March 17, 2026 at 6:00 p.m.** in the Community Building, located at 45889 Kensington. The purpose of this meeting is to hold the election of the Board of Directors and there will be one vacancy on the Board of Directors. The position currently held by Mary Bauer will expire. Mary Bauer is planning on running to renew her position. However, if you wish to be considered as a potential candidate to serve on the Board, please submit your resume to the Office prior to March 3, 2026.

