

# CARRIAGE HOUSE COOPERATIVE SPRING 2026 NEWSLETTER

**Annual Meeting:** The annual meeting was conducted on Tuesday, March 17<sup>th</sup>, 59 members submitted absentee ballots and 5 members attended the meeting. We would like to thank Nancy Bozynski for her willingness to serve on the Board of Directors and appreciate her caring about the community. We would like to congratulate Mary Bauer on maintaining her position on the Board of Directors. Listed below are the Board Members and their current titles:

Susan McCarthy	President
Mary Bauer	Vice President
Carol Tanner	2 <sup>nd</sup> Vice President
Robyn Ferkovic	Treasurer
Teresa Klopocinski	Secretary

Sharon Horton, Property Manager, discussed the following 2025 topics and expenses:

- We had seven units listed for sale last year. The price range was \$80,000 - \$140,000
- New sewer line and waterproofing was done in building #34. Total cost was \$139,900
- Additional privacy fencing was added to the south east side of the development. Cost was \$5,800
- We completed the power washing of the buildings on the west side of the development. Cost was \$8,250
- The 13 exterior lamp posts were painted. Cost was \$3,450
- US Concrete replaced several portions of concrete along with some porch steps. The cost was \$12,150
- The maintenance staff installed vacuum breakers on the exterior water spigots to prevent possible backflow contamination into the water system.
- The maintenance staff constructed the 3<sup>rd</sup> pump house on the property
- Due to illegal dumping, we had ADT install security cameras on the exterior maintenance garage. The cost was \$994
- We spent \$10,000 on tree trimming and removal. We already had the trees trimmed for 2026 last month. The cost was \$5,500
- In order to prevent crabgrass, the maintenance staff aerated the front portion of the common grounds and put down nearly \$2,000 worth of grass seed.
- City of Utica taxes for 2025 were \$71,883
- All reserves were funded for the year for future improvements

Carriage House is in excellent financial standing. We do not have any loans, lawsuits, or vacancy loss. Joel Salter, our new Maintenance Technician, is working out very well. We are all exciting to have another good productive work year!

**Insurance:** Thank you to all the residents that have submitted their current proof of insurance. If you have not submitted your current policy, please do so by dropping it off in the drop box next to the office door or you can email at [carriagehousecoop@att.net](mailto:carriagehousecoop@att.net).

**Grass Cutting:** Carriage House is currently in need of a new commercial lawn mower. The cost of the equipment, gas and additional summer help is extremely expensive. Therefore, the Board of Directors decided to accept bids for this work. The contract was awarded to Great Lakes Landscaping. The grass will be cut May through October. Please remove unwanted items from your backyard or patio that you no longer use. Some residents have many planters that they store on the back patio and they are never actually used. Toys, bikes, lawn furniture, etc. should be properly stored in your patio area so they do not interfere with lawn and grounds care. The contractor will not move personal items. Our staff will still be trimming bushes and all other outdoor tasks.

**Bulk Items to be placed by Garage on Messmore Only:** Mattress & box springs, bed frames, cabinets, sofa & furniture items must be placed behind the dumpster for bulk item pick up. Do NOT place bulk items near any other dumpster. Also, **break down boxes before you place them in the dumpster!** Each overage charge cost the Cooperative \$240.

**No Smoking Policy Reminder:** Cigarette, cigar, e-cigarette, pipe, etc. or other tobacco product or similar lighted product in any manner or in any form is not allowed inside units. Please refer to the No Smoking Policy in your member handbook for more information. Also, according to your occupancy agreement under “Drug Free Housing” marijuana is not allowed anywhere on the property. Smoking marijuana inside units or anywhere on the property is a violation of the occupancy agreement and by doing so you risk termination of tenancy.

**Flower Day:** We are busy getting ready for spring. Therefore, all snow shovels and winter items can be put away. You can start to prep your flowerbeds by removing dead plants and debris to be ready for Flower Day. This year Flower Day will be held on Saturday, May 16, 2026. We will have flowers, dirt, and weed preventer. Lunch will be served in the cooperative clubhouse. Mark your calendar so you will be able to attend!

**Clutter, Hoarding, and Basement reminder:** According to the Member Handbook and the Rules & Regulations, no unit should pose a hazard of any kind. Hazardous conditions include excessive clutter, hoarding, and unsanitary conditions. Never store items on the stairs, this is a tripping hazard. Also, never store items in your oven or on top of your stove, this is a fire hazard. All fire exits must be accessible. Nothing should be blocking windows or your patio doorwall. A three (3) foot clearance must be maintained around the furnace, hot water tank, and circuit breaker panel at all times.

**Update Your File:** Please remember to contact the office should any of your important information change. If you need to complete a new Emergency Form, please contact the office. We also have a form that in the event of your death, your equity shares can be willed to a family member or friend. All members should have these forms in their unit file.

**Utica Puppy Parade:** April is National Prevention of Cruelty to Animals Month. Utica is celebrating with a puppy parade! The event is scheduled for April 25<sup>th</sup> from 2 pm – 4 pm. Pets of all ages are welcome. The parade begins at Grant Park and ends at Pioneer Dog Park. There will be a food truck, vendors, bounce house for the kids and Eisenhower High School marching band.

**Blankets for Buddy:** While doing your spring cleaning, please consider donating your extra towels and blankets to our local dog rescues and shelters. Donations may be dropped off at the Utica City Hall, 7550 Auburn Road. All blankets and towels will be donated to animal rescue groups attending the 2026 Utica Puppy Parade.

**Egg Cartons:** If you could save your empty egg cartons for a local family business, it would be greatly appreciated. Egg cartons can be dropped off at 11501 Messmore or at the office.

**Beware of Scams!** There are so many scams that it is hard to determine if it is a scam or not a scam. The scammers are getting more information on people from data breaches and data brokers regarding what bank you use, date of birth, and a lot of other personal information. If you get a phone call and they are not in your contacts then don't answer. If they leave a message stating it is your bank or credit card holder do not call the number in the message. Call the number on the back of your bank debit or credit card or call your bank directly. Never click on links in your email that state they did not receive payment. Login to your account or call the number that is on your bill (Netflix, Xfinity, AT&T, etc.) and speak to a representative.