

Carriage House Cooperative
November 2026 Newsletter



Comcast Survey Results: Thank you to all the residents that submitted their survey. We really do appreciate you taking the time to do that. We received 88 surveys. Here are the results:

Keep Cable TV - 43
Internet only and get rid of Cable TV - 36
Get rid of Comcast Cable TV – 5

Does not want or like Comcast and has AT&T Internet - 3
Does not matter – Wants both Comcast Internet and Cable TV – 1

After the results came back the Board of Directors were able to negotiate 20% off the current Comcast Bulk Cable TV package. Nothing will change but the pricing. Same package, same channel lineup.

xfinity stream

Did you know about the Xfinity Stream app? Inside the app it looks similar to the HD box version without needing to use the HD box with remote. Download the app, sign in with your Xfinity username and password. You can download the app on any device that supports it. TV's such as: Amazon Fire TV, LG, Samsung Smart TV, Xumo, Roku, etc. Mobile IOS and Android devices too. There is a DVR in the app so you can record your favorite shows and watch later.

Fall Clean Up and Exterior Water Turned Off: As the colder weather approaches please clean off your patio and prepare your flowerbeds for the season. Annual flowers should be removed and perennial plants should be cut down. Please put all yard waste in garbage bags and place in the dumpster. The exterior water should be turned off by **November 1st** and all Garden hoses and other summer items should be put away for the year. **Please call, text, or email the office if you need assistance with turning off the water to the outside faucet.**

Furnace Tune Ups: Consumers Energy has a rebate program for furnace tune ups so it will be free of cost. Our application was approved it will be completed by 911 Mechanical. What is a furnace tune up? The technician will evaluate how efficiently your furnace is using fuel, so they can make adjustments, test again, and monitor results. It allows them to "tune" the system up to maximum operating efficiency. They are currently in the process of trying to schedule the work.

Preventative Maintenance Inspection: PMI's will be starting soon. Our Maintenance Staff will inspect the heating, plumbing and electrical equipment and minor repairs will be made at the time. You will get a note in your door stating a day and time of your PMI. Please call, email or text any work orders you have and do not wait to report them at the time of the PMI. There are several PMI appointments set up per day. **The maintenance staff will be doing the PMI only and will not be able to address any other issues you have.**

Sympathy: Our heartfelt condolences go out to the family and friends of John Rynkowksi, Jerzy Swieczkowksi, Karen Jolly and Cezar Azar. They have lived in the cooperative for numerous years and will be missed.

Membership Committee: The membership committee is in need of additional members. The purpose of the committee is to interview applicants and go over the general operation of the cooperative along with the rules and regulations. We feel it is best to have this information presented by members of the cooperative. If you are interested in serving on this committee, please contact the office.

Accounting Software Update: We stated in the past newsletter that we were using a new accounting software Yardi. Unfortunately, the accounting side of the program did not meet our expectations. The search continues…….

Bill Pay: If you do not want to write a check every month for your Carrying Charge, see if your bank offers Bill Pay. They will send a check to the office. If you would like to use Bill Pay, please contact your bank or it might be available to set up on the bank's app if you have that on your phone.