

OVERLOOK AT CARRIAGE HILLS

Homeowners Association Newsletter

APRIL/MAY 2024



Published bi-monthly by Neighborhood News Inc.

OVERLOOK BOARD ACTION

The Board decided to explore installation of security cameras following the theft of decorations at our entrance during 2024. Our Trio property manager was able to secure 3 bids for cameras. We are reviewing those proposals & will report our findings at the Quarterly Board Meeting on April 17.

The Board entertained a request for a Community Garage Sale that was presented at the January Quarterly Board Meeting. Sale day has been set for Saturday, April 5. Our marquee also has that information posted. Take advantage of this opportunity to clean out excess “treasures” & turn them into a profit for your home & family. Overlook will place a sign at Babcock Rd & Bamberger Way announcing the sale a couple of days in advance.

It is important that each homeowner participating in the sale purchase their own garage sale permit (sold at HEB) & display it at your home on April 5.

SAWS still has Stage 3 drought restrictions

in place. In 2024 the Board suspended any compliance violation that requires homeowners to put new sod on their property. However, all homeowners still must maintain their lawns by keeping grass mowed & weeds under control.

The Board has requested a bid to remove the trash can & sign from the Common Area at the Carriage Dove cul-de-sac.

The Board is reviewing the bid for Phase 2 of fence painting, from the entrance down Bamberger Way toward Babcock Road.

REMINDER!

**Community Garage Sale to be held
April 5.**

**Reminder: Each resident needs to
get their own garage sale permit.**

Overlook at Carriage Hills Board of Directors

President

Susie Hernandez

Vice President

Carolyn Tisdell



11467 Huebner Rd suite 175, 78230

Phone: 210-399-1402

Fax: 210-807-9662

Email: contact@triohoa.com

Website: www.triohoa.com

Contacting HOA Management Company is Easy!

For any questions please send an e-mail to TRIO to get your answers to: contact@triohoa.com

Most of the answers to your questions are answered on your CCR (restrictions), which were provided to you when you closed on your home. Make sure you keep these rules handy.



REMINDER:

The Overlook of Carriage Hills HOA is mandatory for all homeowners. This information was required to be included when you bought your property. That means all homeowners must pay annual dues & resolve compliance violations. There are no exemptions. The Board is willing to work with homeowners on any issues you may have. Contact Trio with your requests. They will inform the Board. If you have paid the assessment for this year, great job. If not, please do so soon.

2025 HOA BOARD MEETINGS:

*All meetings are at 6:30 p.m.
Place will be announced on marquee*

April 17, 2025

July 17, 2025

October 7, 2025

Annual Meeting: October 21, 2025

OPEN POSITION

There is an open position on the board. The term for this position will end October, 2026. If you are interested, come to the next board meeting **April 17** or contact our property manager Daniel Rangel @ daniel@triohoa.com



DON'T FORGET TO LOCK YOUR VEHICLE

You work hard for what you have. Always remember to lock your car doors when you get home or park your car so you don't lose your valuables. Try setting a reminder on your phone.

DID YOU KNOW?

The typical lifespan of a roof is around 20-30 years. Factors like heavy storms, and lack of regular maintenance can significantly shorten the lifespan of your roof. It's important to check for common signs of wear, like missing shingles, leaks, or granule loss. If your roof is nearing the 20-year mark, it's a good idea to schedule an inspection to catch any potential issues early and avoid costly repairs down the road. Regular maintenance can also help extend the life of your roof!



When you volunteer with Meals on Wheels San Antonio, you are doing much more than delivering a meal! Your support enables our senior neighbors to age independently and safely in the comfort of their own homes, making a significant difference in our community.

Meal delivery opportunities are available across San Antonio, with pick-up sites located at:

- University Methodist Church - 5084 DeZavala Rd., 78249
- Morningside at the Meadows - 730 Babcock Rd., 78201
- Northwest Church of Christ - 9681 W Loop 1604 N, 78254

FOR MORE INFORMATION OR TO APPLY TO DELIVER, PLEASE VISIT MOWSATX.ORG/VOLUNTEER, CALL (210) 735-5115, OR EMAIL VOLUNTEER@MOWSATX.ORG

HEALTHY HABITS FOR BUSY FAMILIES

From the Neighborhood News Library

In today's fast-paced world, maintaining healthy routines can be tough for busy families. However, a few simple, sustainable habits can greatly improve your family's well-being. Here are some practical tips for staying healthy together:

Make Meal Planning a Family Affair

Planning healthy meals doesn't have to be time-consuming. Set aside time each week to plan meals together. Use weekends or free evenings to prepare make-ahead meals. This saves time during the week and ensures nutritious options are always available.

Plan with Fun Family Workouts

Exercise doesn't have to be a chore. Make it a family activity, whether it's a walk, a dance party in the living room, or a game of tag in the yard. You don't need a gym to stay fit plenty of fun activities get the heart rate up!

Prioritize Sleep for the Whole Family

Sleep is essential for health and energy. Set consistent bedtimes for everyone and create a calming bedtime routine. Limit screen time at least an hour before bed to improve sleep quality.

Create Healthy Tech-Free Time

Set "tech-free" times, like during meals or before bed, to connect with each other without distractions. Play games, talk, or simply enjoy the quiet. These moments are vital for strengthening family bonds and focusing on physical and emotional health.

By planning meals together, staying active, prioritizing rest, and fostering meaningful connections, you'll improve your family's health and create lasting memories. Start small every step toward a healthier lifestyle counts!

A GUIDE TO SUNLIGHT FOR PLANTS

From the Neighborhood News Library



Have you ever wondered what it really means when a plant is labeled as needing full sun or partial shade?

Here's a simple guide:

Full Sun: Requires more than 6 hours of direct sunlight per day, including afternoon sun.

Part Sun: Receives 4 to 6 hours of direct sunlight per day, with some afternoon exposure.

Part Shade: Gets 4 to 6 hours of direct sunlight per day, primarily before noon.

Full Shade: Gets less than 4 hours of direct sunlight per day, with no afternoon sun.

AVOIDING CONFLICT WITH NEIGHBORS

From the Neighborhood News Library

We all can just get along. The key? Communication. It's often the best way to prevent and resolve conflict. Here are some helpful tips:

Say hello. At the mailbox, while walking the dog or when you see a moving van arrive, introduce yourself. Learn your neighbors' names and regularly offer a friendly greeting.

Provide a heads up. If you're planning a construction project, altering your landscaping or hosting a big party, contact your neighbors beforehand.

Do unto others. Treat neighbors as you would like to be treated. Be considerate about noise from vehicles, stereos, pets, etc.

Talk honestly. Don't let a real problem go because it seems unimportant or hard to discuss. Kindly let your neighbors know.

WATER CONSERVATION TIPS FOR SPRINGTIME

From the Neighborhood News Library

As the temperatures rise and gardens begin blooming, spring is the perfect time to be mindful of water conservation. With a little planning and a few simple changes, you can keep your lawn and garden thriving while also saving water and reducing your utility bills.

1. Water Wisely

Early mornings and late evenings are the best times to water your lawn and garden. This helps reduce evaporation and ensures plants absorb moisture more effectively. Consider using drip irrigation or soaker hoses to deliver water directly to plant roots, minimizing waste.

2. Choose Drought-Resistant Plants

Opt for native or drought-tolerant plants that require less water to thrive. These plants are well-adapted to the local climate and can flourish with minimal irrigation. Adding mulch around plants also helps retain moisture and keeps roots cool.

3. Adjust Your Sprinklers

Check your sprinkler system for leaks and ensure it's watering your landscape efficiently, avoiding sidewalks and driveways. If rain is in the forecast, turn off automatic sprinklers to prevent unnecessary watering.

4. Collect Rainwater

A rain barrel is an excellent way to capture and store rainwater for use in your garden. This free resource can help reduce reliance on municipal water and is great for plants since it's free of chlorine and other chemicals.

By making small adjustments, we can all do our part to conserve water while keeping our yards green and our communities sustainable. Even simple changes, like watering at the right time or fixing small leaks, can make a noticeable difference over time.

EASTER WORD SEARCH



S	B	M	A	L	R	E	T	S	A	E	C
G	N	E	T	A	L	O	C	O	H	C	A
H	O	T	C	R	O	S	S	B	U	N	S
X	C	H	I	C	K	E	N	S	I	R	I
G	S	L	I	D	O	F	F	A	D	Z	T
N	T	S	S	T	E	K	S	A	B	H	S
I	N	G	G	E	R	E	T	S	A	E	U
R	U	E	Y	V	R	A	B	B	I	T	N
P	H	D	U	C	K	L	I	N	G	S	D
S	J	E	L	L	Y	B	E	A	N	S	A
V	H	Y	A	C	I	N	T	H	F	V	Y
C	A	N	D	Y	T	E	N	N	O	B	Q

BASKET
BONNET
EASTER EGG
HOT CROSS BUNS
CANDY
HYACINTH

IRIS
CHICKEN
CHOCOLATE
JELLYBEANS
DAFFODILS
LAMBS

RABBIT
DYE
DUCKLINGS
SPRING
EASTER
SUNDAY

