

# Carolwood Part Four Association Newsletter

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*Carolwood Drive on a  
Summer Day*



***We Love Off-Street Parking**  
Aren't you glad we don't have big city  
residential parking to deal with*

Spring 2026

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Carolwood Part Four  
Owners Association

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## A Note from the Board

With the cold weather finally behind us and spring settling in, the neighborhood is starting to wake back up. Lawns are greening, trees are budding, and it's an energizing time of year. We also have several important updates to share as we head into the warmer months — including a major milestone for our community. Before we get into the big items, here are a couple of quick Carolwood reminders

### - **Slow Down - Kids are Out and About**

With the warmer weather, we're seeing more walkers, kids, and pets throughout the neighborhood. Evening hours tend to be the busiest as temperatures cool down and families head outside. And don't forget our early-morning walkers — it's still dim at that time, and visibility can be limited. Please drive carefully and keep speeds low for everyone's safety.

### - **Trash Pickup Happening Earlier**

You might have noticed that our trash pickup company has been arriving much earlier than usual — often around 8:00 AM instead of the typical early-afternoon pickup (and sometimes much later). To avoid missed service, it might be a good idea to put your trash cans at the curb the night before.

## Our New Carolwood Website is Coming Soon

We're excited to announce that the Carolwood Part Four website will go live in the next few weeks. This will be our first official online home and a central hub for Carolwood information. Once launched, the website will provide:

- Community announcements and reminders
- Governing documents and policies
- Resident directory
- Meeting minutes, financial reports, and budgets
- Emergency procedures
- Community events and photos
- Contact information
- Additional features as we continue building it out

Carolwood Owners will be able to create an account directly on the site. When you register, the Board will receive a notification and approve your access after verifying that you are a Carolwood homeowner. This ensures the site remains secure and restricted to association members only.

This is a significant step forward for Carolwood, and we're excited to share it with you.

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## First Installment Invoices – April 6

The first installment of annual dues will be sent out on April 6. Please keep an eye on your email and mailbox for the invoice. Payment instructions and contact details will be included. Remember, you can drop off your checks at the HOA mailbox located at 5343.

If you have any questions, please reach out to Tom Duberville — he's always available to help.

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## Carolwood's Emergency Notification Policy

In response to questions raised during our HOA meeting last October, the Board has finalized a new Emergency Notification Policy. This policy establishes a clear and reliable process to notify residents in the event of a serious emergency, such as severe weather, fires, medical emergencies, active threats, or any situation requiring immediate communication. It also includes an annual test of our Emergency Notification System to ensure it remains reliable.

Upon final approval by the Board of Directors, the full policy will be released in April and we encourage all residents to review it once it becomes available.

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