



TURFWAY P·A·R·K

Homeowners Association

New HOA Board of Directors

Jerry Ashlock	President
Marion Spencer	Vice President
T.J. Warner	Treasurer
Richard Weis	Architectural Control
Marcie Bryant	Secretary

Turfway Park Spring 2012

Dear Homeowners,

On behalf of the board of directors we thank everyone for responding to the first quarter 2012 requests removing trash cans from street view and relocating basketball goals. **We no longer look like “Trash Can City”!** As a community we are moving in the right direction. However, we have a long way to go to reach our full potential. Please take the time to read this news letter as there is a lot of valuable information including up and coming events in the next few months.

What’s New For Turfway Park

IT’S HERE, IT’S HERE!

Our own community website!

WWW.Turfwaypark.org

Please stop by and check us out!

Stay up to date on the community. Everything from home improvement tips to the latest on crime and what your HOA is doing to serve you.

You are responsible for maintaining your mailbox. As a thank you for being good neighbors, we will be supplying the paint for all mailbox posts in Turfway Park. We ask that you paint your post within 14 days after receiving it.

If the box is rusted, only “BLACK” paint is acceptable. If it is past the point of no return, replace it with same size and style as outlined in the covenants.

“The Equestrian”

A news letter for residents of Turfway Park.

April 2012

April showers bring May flowers, but what else does it bring?

Thankfully, the weather broke early this year. Unfortunately, the dandelions, creeping Charlie, clover, and other unsightly weeds are spreading like wildfire. Our landscaping contractor, Greenleaf Landscaping and Lawn Care, is maintaining our revitalized entrance and the common area’s keeping the weeds at bay!

They are offering discounts to all Turfway Park homeowners for all your lawn care needs. The more homeowners that use them the larger the discount. Up to 10% if 10 or more of us hire them for lawn treatments. Greenleaf services our common areas including the entryway, signs and NEW lighting. For a free quote, contact them and let them do the work! Tell them the Turfway Park HOA sent you.

**Greenleaf Landscaping and Lawn Care
788 South Runyon Road
Greenwood IN 46143
PH 317-881-4566
greenleaflandscapeinc.com**

It is the responsibility of Homeowners, Renters and Landlords to maintain their lawn and keep them free of unsightly weeds as clearly stated in our covenants.

Section 6.16 unsightly growth.

Section 6.2 Architectural control

We will be enforcing all Lawn and Landscaping covenants beginning May 15, 2012,

→ Simply cutting your lawn will not remedy the weed situation. ***Some lawns have reached the point of no return and need professional help.***

Lawn Care Tip of the Month

This tip comes from homeowner and Broker David Maxey with Indiana Realty Group. Most of us use herbicides to kill weeds. He recommends the use of liquid dish soap and vinegar as an alternative for herbicides. For those of us that prefer a greener solution, dish soap and vinegar may be for you.

The formula for this is as follows:

**One part dish soap to three parts vinegar.
1oz, Dish soap to 3 oz. Vinegar**

Remember, if your yard is overtaken with weeds, professional service is probably your only option.

Cracked and broken concrete allows grass and other weeds to flourish and they cause an upheaval of concrete and asphalt surfaces making the damage worse. By treating along streets, sidewalks and driveways, we can minimize the damage to our concrete and asphalt surfaces. This will help keep our HOA expenses down as sidewalk and street repairs are very costly. Thank you David for this helpful tip. David is accepting new clients. You may contact him

at: dmaxey@prudentialindiana.com
Office Phone # 317-881-7900

Home Maintenance

Ladies and Gents, the wet season is upon us.

The wet weather and cool temps are a breeding ground for mold, mildew and algae. The molds and spores grow on siding, garage doors, masonry, concrete, wood fences, mailbox posts, etc. Some molds and spores are extremely toxic to people and pets. If you find these growing on your home, fence, concrete or brick, please treat these areas right away as they rapidly spread. All home improvement stores carry a full line of products to combat this problem and are environmentally friendly. Please be safe and use as directed. Read all labels and instructions for the safety of you and your neighbors.

Check the exterior paint on your home for peeling and cracking and repaint as necessary. **NOTE: Only use the original color or submit an architectural form.** Gutters and roofing may need attention due to recent storms that may have damaged the outside of your home. Mild winter means insects will be plentiful this year. Spiders, misquotes and ticks pose a real danger this year. Brown recluse spiders, ticks carry lime disease, and west Nile virus via mosquitoes. If anyone has a safe and effective remedy for these dangers email turfwayparkhoa@yahoo.com and we will get your tips in the newsletter.

Architectural Control

As a reminder, architectural approval from the HOA Board of Directors is required when changing the outside appearance of your property. Activities that require approval include, but are not limited to, the following: playground equipment, dog houses, exterior paint, yard sheds/barns, siding/trim, decks, and fences. **A “Request for Architectural Control Approval” form must be submitted to the Board of Directors for approval prior to the start of the project.** You can obtain this form from our website at WWW.turfwaypark.org Please allow 30 days for a response as the board meets on a monthly basis. Either mail or email to the addresses listed on the bottom of this newsletter. **Failure to receive approval prior to the start of your project could result in an enforcement action of the HOA covenants by the association’s attorney.** Your project must also comply with all applicable government agencies building codes and permitting.

Security Notice!

Our security patrol has informed the Board of Directors that several acts of vandalism and home break-ins in our area have been reported over the past few weeks. Vehicles have been stolen, broken into and opened because we failed to lock them. **Both homes and vehicles are being egged and spray-painted (tagged).** Please take precautions to prevent damage to your property. **If you see anyone spray painting other than utility workers, immediately report it to the Sheriff’s department. Your property may be marked for a theft.** **Parents - it appears teens are the ones spray painting. Please inform them if caught, both them and the parents will be held liable for the damage. It has been reported the violators are older teenage males.**

- *Leave outdoor lighting on overnight.**
- *Keep vehicles locked when parked outside.**
- *Take valuable items out of your vehicles.**
- *Storing toys/bikes in garage area.**
- *Lock doors/windows when not at home.**
- *Keep garage doors shut.**

Report any suspicious activities to the Johnson County Sheriff’s Department.

Non-emergency PH # 317-736-5155

Or 911 for all emergency

POND AND FISHING

You may fish only from the South Bank and East Bank. All other areas are private property.

A fishing pass is required to protect the pond's adjoining residential private property. To obtain a fishing pass please email us at :
Turfwayparkhoa@yahoo.com

The pond is for Turfway Park resident's only and all posted signs must be observed! Violators will be prosecuted as trespassers by Turfway Park HOA. The Johnson County Sheriff's Dept. will be called to remove all violators.

Children and teens under the age of 18 must be supervised by an adult with a pass. Visitors must be accompanied by Turfway Park residents holding a pond pass. Pond passes will only be good for the Household it is issued to. **ABSOLUTELY NO SWIMMING, ICE-SKATING, WATERCRAFTS, or HIP WADERS ON POND.** You may fish only from the banks designated for fishing.

Goals for 2012

It is very important to have goals! We are going to set a high standard for 2012. In recent years, there have been many areas that needed to be addressed that were ignored, ultimately having an effect on our property values. We will get all issues addressed ASAP!

1. *To work closely with banks on getting foreclosed homes fixed and sold.*
2. *To refine HOA business practices to insure a strong future for Turfway Park.*
3. *Work together as a community to make Turfway Park a desirable place to live.*
4. *To use community resources to maximize safety and security in our neighborhood.*
5. *To keep our community informed of all events and changes as they happen.*
6. *Offer encouragement for our homeowners to be contributors and work as a team.*
7. *To listen to our homeowners when comments, suggestions, and concerns are shared.*
8. *To be reasonable and responsible with one another in all matters.*

Mailing Address

Turfway Park Homeowners Association
◆ PO Box 563 ◆ Greenwood Indiana
46142

Email address

Turfwayparkhoa@yahoo.com

Parking Complaints

There is a parking ordinance in Johnson Co. Please do not park within 15 feet of any fire hydrant or intersection.

Remember, trash truck and mail delivery routes cannot be blocked. The HOA also has a policy covered in the covenants that pertains to parking. All of us have an obligation to observe and obey the rules of the road, and within our neighborhood as well.

SECTION 7: of Adoption of Rules, Regulations and Procedures

NO VEHICLES OF ANY KIND MAY BE PARKED ON TURFWAY PARK STREETS THAT ARE:

- A. **Parked on the street overnight from midnight to 7am without being moved.**
- B. **Parked in a manner that hinders snow plows from clearing snow from our streets.**
- C. **Parked in a manner that blocks a mailbox, impedes school buses or emergency vehicles from driving through our community.**
- D. **Parked in manner that blocks a fire hydrant.**
- E. **Parked in a manner that blocks or hinders use of a cul-de-sac.**
- G. **Parking a vehicle anytime that leaks fluids. All auto fluids damage blacktop and hurt the overall appearance of our community.**

We are working hard for you!!!!



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