



# TURFWAY P·A·R·K

Homeowners Association

## **New HOA Board of Directors**

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

## **Turfway Park 2012**

Dear Homeowners,

The new Board of Directors looks forward to serving our fine community in 2012. We humbly accept the responsibility of leadership and will rise to the challenges that a new year will bring. Please take the time to carefully read this news letter. The information is crucial to achieve this year's goals and expectations. Thank you for your cooperation and we hope this is a great year for you and our community. Together we can make Turfway Park one of the most desirable neighborhoods in the Center Grove area.

Thanks,  
Jerry Ashlock

## **What's New for Turfway Park**

**The board was faced with the tough decision to increase the HOA dues this year from \$176.00 to \$190.00. The additional \$14.00 per household is needed to offset the increasing cost of maintenance and services required to preserve our community.** This is the first increase in several years. Tanner Legal Group has been retained to assist in collecting the loss of income from the foreclosures and bankruptcies that have negatively impacted our operating revenues. This amount is substantial. Vigorous collection efforts should produce positive results. Our number one goal is to maintain the integrity of our community and make much needed improvements. Our homes are our biggest investment, and maintaining our communities overall appearance is a must.

## ***“The Equestrian”***

*A newsletter for residents of Turfway Park.*

*January 2012*

We fully understand times are hard, and during this chaotic economic climate, our homes have lost some value. We must make every effort to do what we can to insure we preserve as much value as possible. **Our dues pay for streetlights, snow removal, insurance, drainage and pond treatments, entry signs, landscaping and lawn services on common areas, and attorney services that will include covenant enforcement.**

When we purchased our homes, we signed the covenant agreements. Covenants are rules that, if followed and enforced, will preserve and in some cases increase our property values.

**Please re-familiarize yourself with covenants before February 7, 2012.**

**As of February 7, 2012 we will be enforcing all homeowner covenants.**

We, as a community, do a pretty good job of taking care of our homes. We are asking everyone to do their part in maintaining Turfway Park as a clean and desirable place to live.

Below are the covenants that are most commonly overlooked.

### **Section 2 - Basketball goals:**

Basketball goals cannot be left near the street, curb, or sidewalk. This interferes with School Buses, Trash Trucks, Fire Trucks and Delivery Trucks. They must be kept along side the driveway or back yard.

### **Section 5 Garbage or Trash Cans:**

Trash cans must be stored out of public view. The exception is 5pm the day before and 10pm the day of trash pick-up.

### **Section 6.18 Semi Trucks and Trailers and section 7 parking :**

Campers, utility trailers, watercraft, concession trailers, disabled vehicles, mobile homes, etc must be parked fully enclosed in a garage when not in use. Street and driveway storage is not permitted.

## **Architectural Control Approval**

As a reminder, architectural approval from the HOA Board of Directors is mandatory when considering changes to the outside appearance of your property. Activities that require approval include, but are not limited to, the following: playground equipment, dog houses/pens, 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 any project.** You can obtain the form from our website. Please allow 30-days for a response, as the board meets on a monthly basis. This form can be mailed or emailed 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 by the association's attorney.** In addition, your project must comply with all applicable government agencies building codes, complete with permits when necessary.

## **Security**

Our security patrol has informed the Board of Directors that several acts of vandalism and home break-ins have been reported in the area over the past few months. Vandalism includes homes being egged and repeated damage to our entrance signs. **Parents, please do not let your children play near the entrance signs and landscaping. All acts of vandalism will be investigated by the Sheriff's Department, and all offenders will be prosecuted.**

### **Precautions you can take include:**

- \*Leave outdoor lighting, such as your lamp post and other security lighting, on overnight.
- \*Keeping vehicles locked when not inside your garage, and remove all valuable items.
- \*Store toys/bikes in your garage when not in use.
- \*Lock house doors/windows when not at home.

Homeowners watching out for their neighbors is the best line of defense.

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

***Johnson Co Sheriff***  
***Non-emergency 317-736-5155***  
***Or 911 for all emergencies.***

## **Goals for 2012**

It is very important to have goals! We are going to set the standard in 2012 as a neighborhood on the move. In recent years, attention to several critical areas has been ignored, but will be addressed as time permits. We will address all issues ASAP!

1. **To work with banks on getting foreclosed and neglected homes repaired and sold.**
2. **To insure our business decisions and contractor selection will best serve our community.**
3. **Encourage homeowner participation to work together and make Turfway Park a more desirable place to live.**
4. **To wisely use community resources to maximize safety and security in our neighborhood.**
5. **To keep our community informed of all notable events and changes in a timely manner.**
6. **To listen to our homeowners when they want to share their comments, suggestions and concerns, and respond accordingly.**
7. **To act in a reasonable, respectful, and responsible manner when addressing all concerns and issues.**

## **New website created for Turfway Park:**

[WWW.Turfwaypark.com](http://WWW.Turfwaypark.com) has been created to make forwarding questions and suggestions to board members, and request for forms such as the architectural approval form much easier. We want to hear from you.

All mail should be sent to;

**Turfway Park Homeowners Association  
PO Box 563 Greenwood, Indiana 46142**



