

final thoughts...

We all want to preserve the value of our homes. Neighborhood maintenance and community participation, along with the covenants and rules, all contribute to that preservation. Please join us at our Annual Meeting to learn more about Turfway Park and your Board of Directors.

Comments or Suggestions?

Do you have any comments or suggestions about our updated newsletter or website? Let us know! We want to hear from you!

Email us at: TurfwayParkHOA@yahoo.com



coming soon >>>

In The Next Issue

Winter Maintenance Tips
Annual Meeting Summary
Projected Due Allocation

Place
Stamp
Here

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Upcoming Annual Meeting
Fall Garage Sale
Updated Community Website
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A Newsletter for Residents of Turfway Park

The Equestrian

HOA Board of Directors

President: Richard Weis
Vice President: Bob Morgan
Treasurer: T.J. Warner
Architectural Control: Greg Pryor
Secretary: Marcie Bryant
Website: Alissa Pryor

Upcoming Annual Meeting

The annual Turfway Park Homeowner's Association meeting will take place on Sunday, October 20th at 2pm at the White River Library near the intersection of State Road 135 and Smith Valley Road.

Save the Date!

When: Sunday, October 20th, 2pm
Where: White River Library
1664 Library Boulevard
Greenwood, IN 46142

Fall Garage Sale

Due to recent requests, the neighborhood will host a fall garage sale on Saturday, October 5th! If you missed the summer sale, or if you have some more stuff to get rid of, get ready for the fall sale! The board will post signs throughout the neighborhood, as well as at the entrance.



Contact us at: TurfwayParkHOA@yahoo.com

www.turfwaypark.org



Turfway Park HOA
P.O. Box 563
Greenwood, IN 46142

Updated Website!

Turfway Park's website has been updated! The website now includes:

- Recent news about garage sales, annual meetings, and more!
- Newsletters
- Neighborhood covenants, rules, and applicable forms
- Board of Directors information
- Board contact information



Check out our site today!

www.TurfwayPark.org

Please note that in order to keep costs low, all future newsletters will be available online only, and will not be printed or distributed.

Community Reminders



As a community, we do a pretty good job of taking care of our homes. Everyone plays a role in maintaining Turfway Park. Here are some the most commonly overlooked covenants:

- According to Section 5 of our covenants, all trash cans must be stored out of public view, except beginning at 5pm the day before pick up and 10pm the day of pick-up.
- Items cannot be stored on the side of a home if they are visible from the street
- Trailers, boats, campers, etc., cannot be parked in driveways or on the street
- Overnight street parking is not permitted at any time, and all street parking is prohibited during a snow storm
- A "Request for Architectural Control Approval" form must be submitted to the Board of Directors for approval prior to the start of any project. A few examples of activities that require approval include the following: playground equipment, dog houses, exterior paint color, yard sheds and barns, siding and trim color, decks, and fences. 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 board. Failure to receive approval prior to the start of your project could result in an enforcement action by the association's attorney.

What Happens to My Dues?

The board is often asked what the community dues each homeowner pays is put towards. We will be providing a detailed breakdown for both 2012 and 2013 at the upcoming community meeting. Here is a list of the typical yearly provided services to run our community.

Normal Expenses

- Insurance policy for the common areas: \$1,500/year
- Security: \$2,000/year
- Street lights: \$2,300/year
- Signage lights at the front entrance: \$250/year
- Mowing and weed treatment of common areas : \$5,800/year
- Pond treatments to prevent odor and clogging of drainage : \$800/year
- Snow removal
- Water bills for front signage sprinkler system: \$1,200/year
- Covenant enforcement including coordination on foreclosed properties and attorney's fees
- Postage for annual dues letters, newsletters, and covenant enforcement letters
- Office supplies for HOA business
- Signage for annual garage sale and community meetings
- HOA newsletters
- Banking fees
- HOA business entity reports
- Property taxes for common areas
- HOA website : \$120/year
- PO Box annual fee: \$120/year

Unanticipated Expenses

- Repair of the irrigation system which was non-functional: \$1,500
- Large water bills from leak at front entrance: \$1200
- Maintenance on pond drainage : \$750
- Tree limb removal and disposal: \$1,100
- QuickBooks software update: \$250.00
- New computer and printer for HOA business including billing, taxes, and reporting: \$1,000



Please keep in mind that money needs to be saved and held in reserve to pay off large future expenditures. For instance, the drainage pond has not been dredged in over a decade. The tile system draining the pond will also need to be cleaned out periodically and possible repaired from time to time. The board anticipates these will be upcoming needs and saves a reserve to cover these expenses to prevent passing along the additional expense to the homeowners when these needs arise.

At this time, an increase in our annual dues is *not* necessary!
We welcome feedback on our yearly expenses during the upcoming annual meeting.

