



The Equestrian

A Newsletter for Residents of Turfway Park
January 2015

Thank You!

The overall appearance of our community has improved and the board, as well as most homeowners, appreciate the efforts and consideration. We encourage all home owners to review the covenants, rules, and regulations. If you have any questions, please feel free to contact us anytime.

Richard Weis	President
Greg Pryor	Architectural Control
Marcie Bryant	Secretary
Alissa Pryor	Website
Position Unfilled	Treasurer
Position Unfilled	Vice President

Greetings

You will notice this annual dues statement has been prepared and mailed by Chris Collins Accounting Services, Inc. The board felt it was time to get an accounting professional to oversee our finances. Formerly, this task was handled by a board member with the title of Treasurer. Our finances have never been audited and the board felt professional oversight was the prudent thing to do. Mr. Collins was highly recommended by the HOA Attorney, Tanner Law Group. Mr. Collins works with a lot of HOA's and to date we are completely satisfied with his services.

Finances

The association's financial situation is good. However, we felt it was necessary to increase the dues \$5.00 per home to ensure future financial security of the neighborhood. Detailed budget information is on the website as an attachment. We have a \$15,000 certificate of deposit with Fifth Third and hope to have another one in the future. This may seem like a lot of money at a time when we are increasing the dues, but consider this; Five years ago a board member got a quote to dredge our retention pond. It ranged from \$20,000.00 to \$30,000.00. Our pond will absolutely have to be dredged in the future. ALL retention ponds need to be dredged every 15 to 25 years, and if we didn't have the money in reserve, each homeowner would receive a very costly assessment.

Rules and Regulations

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. To maintain the value of our investment, the rules and regulations ensure that the overall appearance, value, and tranquility of our neighborhood is maintained. During the recent economic downturn that has lowered property values, maintaining our properties is paramount. The board asks for your understanding and cooperation.

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 color
- yard sheds and barns
- roofing, siding, and trim colors
- 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 this form from our website. While we strive to respond in a timely manner, please allow 30 days for a response.

Barking Dogs

Dogs, along with other pets, are an integral and important part of our family's structure. However, we can forget dogs can become an annoyance to our neighbors when they are barking outside. Recently, the barking dog problem has increased in the neighborhood and we ask that dog owners take steps to prevent this problem.

Security

The Johnson County Sheriff's Office has reported residents of Johnson County have been arrested for burglaries in White River Township and as far north as Fishers. Both adults and juveniles were involved in several break-ins and merchandise was recovered. None of those arrested were connected with our neighborhood but some of the burglaries occurred in our immediate area. Thefts from unlocked vehicles continue to be a big problem for Johnson County residents. Fortunately, to date our community has been spared. Please remember to remove all valuables from your vehicle, including garage door openers, and lock your car before leaving it outside for an extended period of time. For your reference, security updates are posted on the website as they become available. As always, if you see anything or anyone suspicious, please call the Johnson County Sheriff's Office at 317-736-5155. For all emergencies, please call 911.

Board Member Positions

Currently, we have two board member positions unfilled. If you are interested in becoming an active member of our community, we encourage you to consider joining. It is an unpaid part time job.

We have asked our attorney to review our charter to see if both a husband and wife could serve at the same time. However, both would not have signature access to our bank account. Due to the lack of volunteers we felt this to be a necessary and worthwhile change.

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:

- 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

HOA Website

www.TurfwayPark.org now includes the following:

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

The website also includes a subscription feature which allows you to enter your email address and receive automatic updates whenever something new is added to the website. Don't worry, we will never sell, trade, or otherwise give away your personal information.

Contact

Comments or suggestions? Let us know! We want to hear from you!

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