



TURFWAY
P·A·R·K
Homeowners Association

The Equestrian

A Newsletter for Residents of Turfway Park
January 2016

HOA Board of Directors

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

Greetings

For the second time, the annual dues statement has been prepared and mailed by Chris Collins Accounting Services, Inc. The board has been very satisfied with his services.

Thank You!

The overall appearance of our community is still improving. The board, as well as most homeowners appreciate your 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.

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. The board takes no pleasure enforcing them. Recently, we won a lengthy and costly court case against a homeowner regarding the failure to remove mold. Costs were recovered. Contacting our attorney for assistance is a task we want to avoid whenever possible.

Finances

The association's financial situation is in good shape and we felt it was not necessary to increase the dues. We still have a \$15,000 certificate of deposit with Fifth Third Bank and hope to have another one in the near future.

Due to erosion around out retention pond and the common area located on the southwest corner of our addition, we had a contractor make significant repairs that should last for many years. Also, dead trees were removed and we have a couple more areas that need attention next spring.

Five years ago a board member got a quote to dredge our retention pond. It ranged from \$20,000.00 to \$30,000.00. Recently, we got two dredging estimates that were quite shocking. They ranged from \$60,000 to \$90,000! To make sure dredging won't be necessary for many years, an expert recommended we increase the level of treatment to prevent build-up on the bottom of the pond. In the past, a decision was made to reduce the treatments to either save money or it was believed it wasn't necessary. As a result, a build-up of sludge is forming. This can be stopped and partially eliminated by increasing treatments and eliminating the cat tails that are spreading around the edges. The cat tails have been sprayed and this will continue until they are gone as they are a major cause of the sludge. We will monitor it closely to insure the treatments are working thus preventing a costly homeowner assessment.

Roofing

Due to age and hail, many homeowners will be faced with expensive shingle replacement in the near future. **Please keep in mind that any change of color must be approved by the board before any work is commenced.** If an unsuitable change is made without submitting the required Architectural Control Form and approval, you might have to replace your new roof.

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 fence
- swimming pools (in-ground only)

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. For any questions or to turn a form in, please email us at archcontrol@turfwaypark.org.

Security

The Johnson County Sheriff’s Office has reported that larcenies from unlocked vehicles continues to be the number one crime problem in our area. 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.

Mailbox Posts

All mailboxes and posts must be uniform in color and style. The HOA will still supply the correct color of post paint. Request paint via our website.

Board Member Positions

Currently, we have 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 asked our attorney to review our charter to see if both a husband and wife could serve at the same time, and they can’t. However, the board can appoint a spouse as a Board Member at Large.

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

While you are visiting the site, make sure to check out the subscription feature! Enter your email address to receive automatic updates when new info is added to the site. 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!

contact@turfwaypark.org

Turfway Park Homeowners Association
PO Box 563
Greenwood, Indiana 46142