



The Equestrian

January 2020

Board of Directors

Richard Weis	President
Rick Keller	Vice President
Christine Miller	Architectural Control
Jamie Fields	Secretary
Tim Paschall	Treasurer

Greetings

You will notice the annual dues hasn't increased this year due to our healthy financial reserve and delinquencies being at an all time low. In fact, it hasn't raised since 2015! Much of this success can be attributed to our CPA, Chris Collins Accounting and Tanner Law Group. Depending on the number of snow removals this year we hope to be able to add another CD to our emergency reserve account. Hopefully, by maintaining this reserve unforeseen emergencies such as dredging the pond, storm drain maintenance, common area upkeep, etc will negate the need for a special assessment which is something nobody wants.

New Parking Rules And Regulations

Due to ongoing parking issues the original rules and regulations were not adequate to allow for the necessary enforcement of violations and possible removal of a vehicle. During this years first snow there were several vehicles parked on the streets overnight making snow removal difficult. With the Boards approval, Tanner Law Group drafted new guidelines that meet all Local and State ordinances and laws that include issuing fines and vehicle removal by a contracted towing company. All fees will be the vehicle owners responsibility and must be paid before the vehicle is released from the impound lot. In addition to vehicles parked during

snow periods, vehicles that repeatedly violate the overnight parking regulation can be impounded. Carefully read the new rules and regulations posted on our HOA website turfwaypark.org The Board will not be overly aggressive and will try to resolve problems before action is take. We do not relish the idea of having a vehicle impounded.

Once Again, 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 new home owners to review the covenants, rules, and regulations found on our website. If you have any questions, please feel free to contact us anytime via email.

Rules and Regulations

The following is from a past newsletter but is worth repeating. We all want to preserve the value of our property. Homeowners participation by adhering to the covenants and rules contribute to that preservation and maintain the value of our investment. The rules and regulations ensure that the overall appearance, value, and tranquility of our neighborhood is maintained.

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.

Mold

If mold is present on your house please remove it when the weather permits. Water and bleach works quite well. We will be checking for mold this year.

Mailbox Maintenance

The HOA provides the approved paint for your mailbox post and is available by contacting the Board via email at contact@turfwaypark.org
Include your phone number.

The homeowner must provide the black paint for the mailbox. All mailbox posts must conform to the original design and cannot be substituted with any other design or materials. If your post has rotted on the bottom there is a cheap fix without total replacement being necessary. A diagram is available on our website. If replacement is necessary Otto's in Greenwood can provide one and even install. Their phone number is 317-434-2310. Further info on the HOA website and ask for exclusive pricing for Turfway Park.

Maintenance Recommendations

Many homeowners have Bradford Pear trees that are prone to splitting when reaching a certain size. To protect them, trimming every few years is very important. Sadly, it can be costly. Although we rarely recommend companies for maintenance, John Schwab with Arborworx provides excellent service at prices much lower than competitors. Also they can handle any yard issues that may arise. John is located just south of our addition. He can be reached at 317-362-2387. We do recommend you should get additional quotes.

Problems With A Neighbor

If you are having issues concerning a neighbors property or activities, the HOA Board will investigate and keep your identity strictly confidential. Keep in mind the Board will not become involved with issues that might require

local law enforcement action. It is highly recommended to always avoid direct confrontation with a neighbor and either contact the Board by email or call the Johnson County Sheriffs office.

Community Reminders

As homeowners, we do a pretty good job of taking care of our properties. Everyone plays a vital role in maintaining the overall appearance of Turfway Park. Here are some of the most commonly overlooked covenants that are easily corrected:

- 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. Please review the new parking regulations.
- Keep grass cut and weeds under control, especially dandelions.

HOA Website

www.turfwaypark.org

- 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.

Email Contact

Comments or suggestions? Let us know! We want to hear from you! contact@turfwaypark.org

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