

TURFWAY PARK

Homeowners Association

The Equestrian January 2021

Board of Directors

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

Greetings

Once again 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! We carefully watch expenditures and make sure our contractors are providing quality services at reasonable prices.

For questions regarding dues payments contact our CPA Chris Collins at chris9646@sbcglobal.net

Retention Pond Update

Due to an occasional strong odor and some fish kills this past year, we considered adding an aerator fountain that would add oxygen to the water thus helping to control the odor, fish kills and keeping the algae in check. However, the estimates were exorbitant. Two problems arose. First, there isn't any power source close to the pond and just the cable installation from the nearest power source was \$6,461.00 and second, the aerator was \$2,898.00 for a three year guarantee and much more for a unit with a five year guarantee. We consulted Aquatic Services, our pond maintenance company and they did everything possible to ensure the proper amount of chemicals were added that would prevent algae buildup and minimize fish kills. Also, the weather was a factor. We will continue look for solutions and Aquatic Services will weekly check on the ponds condition.

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. Those rules and regulations ensure that the overall appearance, value, and tranquility of our neighborhood is maintained. If you have any questions, please feel free to contact us anytime via email.

Landscaping And Property Lines

Did you know that each homeowner owns, and is responsible for maintaining the property all the way to the street curb? That includes the sidewalk and it's maintenance! Yes, any damage to the sidewalk in front of the house is the owners responsibility. The strip of land between the sidewalk and the curb is not an easement. With this in mind, do not plant any trees in that narrow strip of land or close to the sidewalk. You will be responsible for any repairs due to roots uplifting and/or cracking the sidewalk.

Architectural Control Approval

Last year the Board received several requests for changes to the exterior street view of their houses. Some were approved and others denied. BEFORE any work in commenced please submit an Architectural Control Form found on our website and include pictures or drawings. 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
- garage, front doors and windows
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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

Recently, we have noticed several houses with 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 spring.

Mailbox Maintenance

The HOA still 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.

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

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