

TURFWAY PARK

Homeowners Association

The Equestrian January 2023

Board of Directors

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

Greetings

Good News! Once again, the annual dues haven't increased this year due to our continued healthy financial reserve and delinquencies being at an all-time low the last 3 years. In fact, it hasn't raised since 2015! We carefully watch expenditures and make sure our contractors are providing quality services at reasonable prices. **Below is our accountants NEW email address.**

For questions regarding dues payments contact our CPA Chris Collins at chris.collins9646@outlook.com

Homeowner Maintenance To-Do Check List.

The Board has observed several violations throughout our community that need to be addressed. By correcting the following areas the overall appearance of our community will ensure the value of our investment is maintained.

Parking

Overnight street parking is prohibited. All vehicles should be removed by 10 PM. Daily street parking should not block mailboxes especially in our culdesac's. **NO street parking is permitted when it is snowing.**

Mold

Mold is an ongoing problem and several houses have unacceptable amounts on one or more sides. This spring we will send out notices requesting the mold be removed. Products like Wet & Forget will remove mold, mildew, moss and algae simply by spraying it on using the hose attachment on the bottle. Scrubbing is usually unnecessary.

Weeds

An ongoing problem, weeds, especially dandelions, are a blight on our community and left untreated will destroy a yard. Unfortunately, seeds from weeds can travel to your neighbor's yard which is an inconsiderate situation. Don't forget to eliminate weeds growing in the expansion joints of your driveway and sidewalk.

Mailbox Maintenance

Many mailbox posts need to be painted. The HOA provides the approved paint for the posts and the homeowner is responsible for the black paint on 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.

Please!

We encourage all new home owners to review the covenants, rules, and regulations found on our website.

HOA Website

www.turfwaypark.org

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.

Landscaping And Property Lines

Did you know that each homeowner owns, and is responsible for maintaining their property all the way to the street curb? That includes the sidewalk and its maintenance! Yes, any damage to the sidewalk in front of the house is the owner's responsibility. The strip of land between the sidewalk and the curb is not an easement. Do not plant any trees in that narrow strip of land or close to the sidewalk.

Architectural Control Approval

The Board continues to receive requests for changes to the exterior street view of their houses. Some were approved and others denied. BEFORE any work is 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

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.

Trash Can Placement

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.

Trash cans are unsightly. They cannot be stored in front of your house. Also, not along the side of your house if they will be visible from the street.

Shrubbery or a small wooden L-shape partition usually suffices.

Grass

When cutting your grass next to the street and sidewalk, make sure it blows into your yard and not on the street. Not only is it unsightly it can pose a hazard to vehicles and bicycles.

Violations

The Board does not want or like to send out violation notices. We are tasked with enforcing the covenants, rules and regulations. After receiving a notice, we sincerely hope you are not offended or upset. All of us can inadvertently overlook an issue that needs to be addressed.

Email Contact

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

contact@turfwaypark.org

Turfway Park Homeowners Association

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