



A Publication of the Valley Creek Homeowners Association

June, July, August 2004

## **Rite of summer -- the community parade**

Saturday, June 26th, at 10 a.m. the Valley Creek Independence celebration parade will step-off from the gazebo with the Warren Township Fire Department leading the way. This event has become a much-anticipated time as all the children decorate their bikes, trikes, wagons, strollers and more.

The Parade weaves its way around the major streets of the community providing a great time for young and old alike.

Volunteers are needed to organize a few kids games and still other volunteers to help serve refreshments and cook those "All-American Dogs."

The Independence Day Parade is held the Saturday before July 4th to give everyone the time to enjoy the event and still be able to travel to visit friends and family on the holiday that honors the birth of our Nation.

If you can help please call Larry Green at 894-3933 or e-mail him at [LarryGreen@comcast.net](mailto:LarryGreen@comcast.net). We really need YOUR help.

## ***VCHOA Board of Directors realigns officer positions***

The Board of Directors realigned duties to bring the offices into compliance with the by-laws approved by homeowners in 2001.

Larry Green is now the president of the Board. He served for many years as the chairman of the Architectural Committee. Larry has a tremendous passion for our neighborhood and brings proven leadership skills to the Board.

Curtis Tinnin continues as the Secretary of the Board and Lee Harris becomes treasurer.

The month-to-month contract with Affordable HOA Management Company continues in effect.

Affordable HOA is working to collect past-due accounts. Yet, despite their efforts more than \$7,000 in annual dues and lake lot treatment assessments remain past due. If your account isn't current why not call Affordable HOA and arrange to make payments to bring your account current. You will be helping your community and your pocket book or wallet. Call Affordable at 885-7462.

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**Lake Lot owners responsible for maintaining shoreline**

The Board of Directors is investigating the actual plats on file with the Warren Township Assessor's Office to validate lake lots. It has been learned that as the development progressed numbering of lots was altered so that the covenants in some cases do not reflect correct numbers for lake lots. The Board is undertaking this study to insure that our records reflect accurate data.

While this study may determine that a few lots are not on a lake and others are, the responsibility for maintaining your personal lot will not change.

Keeping the weeds and cattails under control along the waters edge is a responsibility of the lot owners. Several owners asked the Board to take action to clean up large over growth that distracts from their area. After inspecting the problems it was the Board's decision that the responsibility for clean-up remains with the owners. The Association does not own the ponds. Therefore, maintenance of lots remains the responsibility of individual homeowners and is not a cost shared among all homeowners.

**Accident, storm damage entryway**

An auto accident took out several sections of fencing on the north side of the neighborhood entry as well as a tree on the island. Then recent strong winds fell a tree at the gazebo.

Estimates are being obtained to properly repair the fencing. A claim will also be filed with the auto owners insurance to cover the costs of these repairs.

A claim is being filed with the Valley Creek HOA insurer to learn what we can recover to replace the very mature tree at the gazebo.

Further action is going to be needed to trim or remove a tree on the entry island that is overgrowing the streetlight.

All of this will impact the Valley Creek HOA budget.

**Many covenant violation letters go out**

The Valley Creek neighborhood is 10 years old in the early sections, with the passage of time many homeowners need to replace mailboxes, repaint trim, clean-up yards and repair mini-barns.

Many homeowners have received a letter reminding them of the need to maintain property in accordance with the covenants. The Chairman of the Architecture Committee, Bob Findley, surveyed the community over several days and noted the violations.

One of the most noticeable violations involves mailboxes. The covenants require that all mailboxes are uniform in size, color and lettering. New mailboxes, which meet the covenants, are available from Caporale Posts, 883-3725. Mailboxes are \$65, posts are \$58, and installation is \$30. All prices are plus Indiana sales tax.

If you received a letter, as I did, make plans now to bring your home into compliance before the snow flies.

**Financial report - April 2004**

Starting Balance: \$14,341.11  
Collections Income: \$1,381.91  
Expenses: \$457.14  
Ending Balance: \$13,416.34

## **Growing problem needs homeowners' attention**

More and more dogs and cats are roaming the community not under control of their owners. This is not only a violation of the covenants, but a violation of city ordinances as well.

Homeowners, if a domestic animal is loose and on your property you should first try to safely gain control of the animal to contain it. Then, with the animal contained call animal control to come pick-up the pet.

Pet owners; if you are walking your dogs please take Baggies or some other supply with you so that you can clean up after your pet. You will be making your neighbors happy and doing your part to keep Valley Creek looking good.

## **Ponds, storm drains, no place for oil**

The two retention ponds handle drainage control in Valley Creek. Dumping of trash, automotive or other fluids into either a pond or the storm drain in the street can lead to an ecological nightmare.

The ponds in Valley Creek drain to the lake in Valley Brook which drains to a larger lake south of 21<sup>st</sup> -- and that lake drains into a creek. Plenty of fish, frogs and other wild life depend on these ponds. Help keep them clean and safe.

## **Want to help shape Valley Creeks future?**

There is plenty of room for additional volunteers to assist the Board and Architectural Committee with the countless little details. Become part of the volunteer pool! Call Larry Green at 894-3933. We can all use your help.

## **Crime Watch Reminder**

A representative of Marion County Crime Watch reminds us that if we see something suspicious we need to report it. Patrols of areas are based on level of need. If you see or experience vandalism and don't report it then the Sheriff's office does not have the information needed to increase patrols.

We often feel 'safe' in Valley Creek because there are so few problems. By making sure small crimes are reported you are doing your part to keep the 'safe' feeling continue.