

# THE \* GRAPEVINE



Valley Creek HOA Newsletter - July, 2006



## ANNOUNCING NEW BOARD OF DIRECTORS & COMMITTEES

A new **Board of Directors** was elected at the July 5, 2006 meeting. The Officers are:

Tom Frantz.....President  
Gloria Curtis..... Vice President  
Larry Green..... Secretary  
Kevin McPherson..... Treasurer

We sincerely thank all Board Members for their past and present service. Their time and hard work to manage the business of our community is appreciated.

The new **Architectural Control Committee** will consist of:

Bob Findley..... Committee Chairperson  
Melynda Dodds..... Committee Member  
Kevin McPherson..... Committee Member

Please submit applicable property changes to them prior to starting the work in accordance with the Covenants. If this procedure is not followed, you may be at risk to remove the work at your expense. The Covenants can be found on our website:

<http://www.geocities.com/valleycreekhoa/>

Several people volunteered to investigate the cost for building **entrance signs** at the front of the development on Cumberland Road. Some initial findings are due to be presented to the Board

soon. While considering a new sign, the Board plans to evaluate the association's financial situation and publish an accounting of our assets and obligations in an upcoming newsletter.

Also, a **Newsletter Committee** was formed to issue informative and more regular newsletters about our community. The members are: Larry Green and Melynda Dodds. If you have anything to contribute or would like to place an ad for a service or something to sell, contact Larry or Melynda.

Our **Crime Watch** coordinator will continue to be Curtis Tinnin. Block captains are needed, so get in touch if you are interested.

**Reminder:** Residents are welcome to attend any monthly Board meeting. If interested, please contact any Board member prior to the meeting. They welcome your interest and participation.

**If you would like to volunteer for something, please contact a Board Member. Help is needed and appreciated!!**

Also, all Committee Members welcome your input. The Board and the Committees are enthusiastic about implementing some changes in the future that will impact your neighborhood in a positive manner!

Board and Committee members can be contacted through Affordable HOA or the numbers below.

Affordable HOA ..... 885-7462  
Larry Green..... 894-3933  
Curtis Tinnin..... 894-2059  
Bob Findley ..... 894-2583

## **TOPICS OF DISCUSSION FROM JULY 5, 2006 BOARD MEETING**

1. Affordable HOA (AHOA) is getting bids for a new lawn care company. Weed killer and fertilizer were not used this year to save money. Complaints were made about the weeds in the lawn area and street, so we have learned another lesson – don't scrimp on weed control!
2. Unpaid HOA dues are down from approximately \$12,000 to \$8,000. Wages can be garnished to collect.
3. The Treasury still has \$5,000 in a CD to be used toward beautifying the entrance.
4. Crime Watch needs Block Captains. Please contact Curtis Tinnin. Your task will be to call a list of homeowners if there is a crime related issue that everyone needs to be aware of. It helps keep us all safe!
5. Ownership and care of the ground surrounding the front pond was discussed.
6. Complaints were made about loud boom boxes, car stereos and parking on the street. Please be respectful of others and turn down the music. Parking on the street is permitted for no longer than a 24-hour period (per your covenants).
7. Complaints were also made about dogs running loose (strays and those of homeowners). Please keep your dog in your yard, on a leash when walking, and clean up after it.

8. Property values were discussed and it seems to be a mixed market in Valley Creek; some homes stay on the market awhile or go for lower prices, but at least a couple other sellers have had no trouble at all.

### **!! ITEMS OF INTEREST !!**



Toro riding lawn mower, 12.5 HP, 38" cut, newer engine, \$200. Call Melynda Dodds, daytime 587-3688.



The vehicle in the circle drive around the gazebo, has the right of way. If you are about to enter the circle, you **must** let them continue ahead of you. Be cautious - an accident could be declared your fault.



Several mailboxes need to be replaced and posts repainted and/or repaired. Larry Green has paint available for the post – please contact him. Caporale Post, at 883-3725, can sell you a mail box with the correct color and lettering. Per your covenants, it is your responsibility to maintain your mailbox & post.

#### Mailing Address:

Valley Creek HOA  
% Affordable HOA  
5208 Commerce Square Dr., Suite D  
Indianapolis, IN 46237