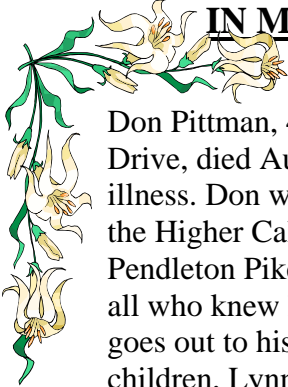


THE GRAPEVINE



Valley Creek HOA Newsletter - September, 2006

IN MEMORIUM



Don Pittman, 45, of Valley Creek South Drive, died Aug. 3 after battling a long illness. Don was the founder and pastor of the Higher Calling Community Church on Pendleton Pike. He will be greatly missed by all who knew him and our deepest sympathy goes out to his wife, Mindy, and their children, Lynnae Gorman and her husband Jeremiah, Zac, Jeremy, and Larissa.

NEW REP AT AFFORDABLE HOA

Valley Creek's management company, Affordable HOA, has assigned Adam Tryznka to handle our neighborhood business. Adam is an experienced property manager and he met with the Board and Architectural Committee recently to discuss plans for Valley Creek. Based on our meeting, we can expect great things from him. You can contact Adam at the Affordable HOA phone number, 885-7462, or by email at Adam@AffordableHOA.com.



CUMBERLAND NAMED HISTORIC DISTRICT

The Marion County part of Cumberland has been designated a historic district. With a conservation plan in place, it can preserve its character and small town charm while it grows. The Indianapolis Historic Preservation Commission will supervise changes. There will be a \$2 million streetscape enhancement project and a Pennsy Trail (similar to the Monon Trail) to begin construction in 2007. An antique shop has recently opened, and Sero's restaurant is expanding. Please support our Cumberland businesses and watch for exciting improvements.
?? Could we be the next Lockerbie Square ??

ANNUAL FEES

Fees have not been increased for 13 years, and many homeowners are in arrears with their fees. As well, all costs for services have increased over the years with normal inflation. Valley Creek's appearance has deteriorated; it's heading for a financial liability, and is in jeopardy of not being able to continue operating. This would mean turning out street lights, no community lawn care, no pond treatment, no snow removal, and any other future services. For these reasons, annual fees for 2007 need to be increased to \$200. Normally, fees would be due by October 1. Since this decision was recently made, an extension will be allowed and **fees will be due November 15**. You will receive a statement from Affordable HOA.

We not only purchased our homes here at Valley Creek, we came in as homeowners of a community. The virtue of our covenants, which we all agreed to use as a guide to help direct us, is to help us keep a level of pride and value in the properties we all have invested in.

DATES TO REMEMBER

Community Yard Sale	9/16/06
Association Dues must be paid	11/15/06

For the residents in good standing with your annual dues it is greatly appreciated and for the good of all of us, it's our investment in our community!

If you owe past-due fees, please send them to Affordable HOA; it's your obligation as a community member. Your covenants allow for dues collection through wage garnishment and property liens. This is not the way payments should occur . . . certainly, we all can agree on that.

Let's meet our obligation for the good of our personal investments, our homes, as well as for the good of our community as a whole!

Below are charts for 2004 and 2005 liabilities and assets for Valley Creek.

2004

Administrative fees (insurance, printing, postage, etc.)	2,035.00
Affordable HOA	4,077.00
Utilities (electric & water)	7,947.00
Maintenance (lawn care, snow removal, pond treatment, etc.)	10,679.20
TOTAL EXPENSES	24,738.20
HOA dues collected	23,700.00
DIFFERENCE	-1,038.20

2005

Administrative fees (insurance, printing, postage, etc.)	3,821.94
Affordable HOA	4,077.00
Utilities (electric & water)	7,641.70
Maintenance (lawn care, snow removal, pond treatment, etc.)	13,485.89
TOTAL EXPENSES	29,026.53
HOA dues collected	20,928.84
DIFFERENCE	-8,097.73

Our neighbor and Board Vice President, Gloria Curtis, investigated other area communities and found their annual fees to be very similar as shown below. Also, some or all of these communities may have started out at this amount or have increased fees over the years.

Association Fees of Nearby Neighborhoods

Westport Homes (Cumberland towards 10th St.).....	\$225
Briarwood Village	\$215
Centex Homes Bells Run (46th & German Ch).....	\$190
Arbor Homes (Off German Church)	\$220
The Parks (CP Morgan).....	\$140
Beazer Homes (42nd near German Church).....	\$205
KB Homes (Cumberland Estates).....	\$140
Davis Homes (21st Street).....	\$275



COMMUNITY WISH LIST

There are many things to be done to improve our community's appearance, prevent property values from declining, and make living in Valley Creek more pleasurable and appealing. However, they require varying amounts of money to accomplish. At this time, the business expenses to manage the community are exceeding our income. The income from the new annual fee of \$200 will go to support the operating budget as well as be used towards specific projects and activities as the community sees worthy. Numerous homeowners have expressed interest in the following:

Project Estimated Cost

Better lawn maintenance in common areas	\$13,486 includes snow removal & pond treatment. No weed control was used which has made these areas less appealing
Flagpole at front or gazebo	Approx. \$300 with residents doing the work
Attractive landscaping at front	Cost depends on plan
Brick entrance signs	\$20,000 - \$25,000, depends on design
More activities	July 4 parade with hot dogs, soft drinks, & a few prizes was \$400.



SCHOOL IS IN SESSION

Please slow down for school buses and children. Parents, please take a few minutes to remind your children about safety practices when waiting for and riding the bus, as well as riding their bikes and scooters. We do not want a tragedy to occur here.



LAWN TIPS

Having a weed free lawn is one of the easiest ways to enhance the appearance of your home and keep up its value.

- September 1 - October 1 is the time for Scott's Turf Builder Fertilizer with 2% Iron, makes a greener, stronger lawn.
- Kill broadleaf weeds with Ortho's WeedBGone.
- Mowing higher in hot weather keeps the roots of the grass strong and the weeds out.
- Don't forget to spray weed killer on the weeds along your curb!



COMMUNITY YARD SALE

Saturday, September 16 has been selected as the date for our community yard sale from 8:00am to 4:00pm. An ad will be placed in the local newspaper and a sign will be at our front entrance. So, get busy and get ready for a great crowd! Happy selling !!



NOW TAKING LAWN MOWING BIDS

The Board of Directors is now taking bids for mowing our common areas for the 2007 season. The common areas are the island and gazebo area, around the front pond, and the land along

Cumberland Road. Please direct any questions to or submit your bids by November 1, 2006 to Tom Frantz, President or Adam Tryznka at Affordable HOA.



WE SHALL NEVER FORGET

Monday, September 11 marked the fifth anniversary of the terrorist plane crashes into the World Trade Center buildings, the Pentagon, and the Pennsylvania countryside. We mourn the loss of our citizens and thank our military troops for protecting our freedom. Always remember that we awake every day... safe, and carry on a normal life...for a reason.



WEBSITE

The Valley Creek website can be found at: www.geocities.com/valleycreekhoa

Although the site experiences some periods of inactivity, it does contain a map of the neighborhood, past newsletters, our Covenants and other neighborhood information.



CONTACT

All Board and 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.

Affordable HOA (Adam Tryznka) 885-7462
Adam@AffordableHOA.com