



A Publication of the Valley Creek Homeowners Association

October-November 2003

Halloween Trick-or-Treat Fun Is Near

Valley Creek is a great community for trick-or-treating. It is a time when the kids of our community can dress up as their favorite superhero -- or even a ghost or goblin -- and set out in search of great candy.

Parents, you are encouraged to accompany your children for their safety and yours. Drivers -- please slow down on October 31st. Dark clad witches are tough to see.

For everyone, please remember that homes without porch lights turned on are not participating. Don't ring the doorbell at those homes. By 9 p.m. everyone should be home counting his or her cache. Have a safe Halloween!

Holiday Season -- time to decorate the gazebo

Mark your calendar for Saturday, December 6th. That's the day the hardy volunteers will gather at the gazebo at 10 a.m. to string lights on the trees and put a few other festive holiday touches to the entry area.

We need you and your family to spend a couple hours helping with this project. With a good group of volunteers the



work goes smoothly -- and everyone feels good about our community.

Make it a family affair. You don't need to bring anything by a smile and a warm heart. The Homeowners Association will furnish coffee, hot chocolate and donuts for all volunteers.

Richard Manthei will head-up the operation. For more details on how you can help call him at 894-8020.

Log on to VCHOA online at:
www.geocities.com/Valleycreek.hoa

Board of Directors

Richard Manthei - 894-8020

Lee Harris - 891-8864

Curtis Tinnin - 894-2059

Architectural Committee

Larry Green - 894-3933

Bob Findley - 894-2583

Why do we have a Homeowners Association?

That's a good question. It is a simple matter of looking at the Planned Unit Development (PUD) information received at closing. When this neighborhood was platted with the City of Indianapolis a Homeowners Association was to be formed. So, the City and the Developer wanted this organization to preserve the integrity of the community and protect property values.

Added to that basic rationale we have the need to pay for the streetlights. The City of Indianapolis required the developer to install them. It is the Homeowners Associations responsibility to pay the electric bill. This is another twist to making government work -- without raising your taxes. The same goes for water for the gazebo.

Then there is the need to maintain the common area along Cumberland Road, the gazebo and the pond near the gazebo. Without the Homeowners Association no one would be responsible -- and if turnout for the meeting is a measuring stick -- no one would cut it, trim it, keep the pond looking good or paint the gazebo. The list of tasks is long.

Your Valley Creek Homeowners Association is a good investment in keeping your property value stable and your community a place we can all be proud to call home.

Why your \$150 is critical! Why collections?

The bills for the 2003-2004 Association dues have been mailed. If you did not receive one, contact Affordable HOA at 322-0596 and let them know. If you have not sent your check yet, please do so. At the end of September less than half of our homeowners had paid the bill.

Currently 31 homes are involved in collection efforts totaling nearly \$7,100. The Board of Directors, working with our management company, continues to pursue the recovery of these overdue bills. The bills cover failure to pay dues for several years in some cases as well as non-payment of lake lot assessments. All homeowners are given an opportunity to pay prior to turning the accounts over to an attorney. Once it reaches the attorney the account balance grows with the addition of attorney fees.

If every homeowner paid his or her dues the annual income would be approximately \$22,000. Vacant homes and delinquent residents hurt every resident. Winter is coming and the snow will fly. We need your dues to plow the streets.

Homeowner turnout disappointing

Only four families of the Valley Creek Homeowners Association took the time to attend the semi-annual meeting held Sept. 24, 2003. This marks the lowest participation of residents in the history of the neighborhood. Members of the Board of Directors came prepared to answer questions and discuss concerns. They, and the families that were represented, went home asking more questions about the lack of participation.

At the meeting Lee Harris was elected to serve on the Board of Trustees to serve out the term of Mike Miller who resigned after his home sold. And Bob Findley, a new resident was approved for the Architectural Committee. One more position is open on that Committee. If you would like to be involved in the decisions that impact our neighborhood, contact Chairman Larry Green at 894-3933 for information.

***Questions/concerns? Call Affordable H.O.A. Management Services - 322-0596
Leave name, address, name of our development, lot number and nature of your
call. You will get a call.***