

COUNTRY WALK UPDATE

Spring 2007

Dates Set for Neighborhood Garage Sale

Mark your calendars and start clearing out your closets! The Country Walk Neighborhood Garage Sale will be held Friday June 8 through Saturday June 9. We will place signs at entrances to the neighborhood and will advertise in the Hendricks County Flyer to attract plenty of traffic! Questions? Plan to participate? Please contact a Board Member.

Check with the ACC

Planning an outdoor home improvement project? Please submit your plans to the board to be sure they meet requirements of our neighborhood covenants. This process ensures that our neighborhood continues to look great, & helps maintain our property values. All that's needed is a description & drawing of the project, and you can get approval in as little as one day! What kinds of projects require approval? Fences, decks, swing sets, and changes in color scheme are common requests. Get needed forms and full details from the web site, a board member, or Kirkpatrick Management.



Neighborhood Improvement

The board would like to re-institute community upkeep days. Pitching in to keep our neighborhood looking good reduces our landscaping fees (and our annual dues!) and helps maintain our property values. Beginning on **Saturday, June 2nd**, we will meet on the first Saturday of each month, weather permitting, until fall. Come to the gazebo at 8:30 AM, bring gloves, trimmers, trowels, and your kids to help too! We will work on weeding, pruning, and other tasks as needed.



TAKE IT SLOW, PLEASE!

With the arrival of summer, kids are outside playing throughout our neighborhood. Please remember to drive slowly, and remind your teenage drivers to do the same! Take caution especially around curves and cars parked on the street.

Highlights from the 2006 Annual Meeting

The annual meeting of the Country Walk Homeowners' Association was held on November 1, 2006 at the Brownsburg Public Library. Some of the topics discussed included:

Annual dues: Dues were increased by only \$10 per home for 2007, as approved in the budget. Kirkpatrick Management's fee was increased for the first time in two years. The cost of landscaping increased slightly, while the cost of pond maintenance remained the same due to a long-term contract.

Delinquencies: 11% of homeowners (9 of 99) did not pay annual dues for 2006. While this may not be unusual in light of the economy and Indiana's bankruptcy rate, several of these homeowners have not paid for two or more years. Liens have been filed on some homes.

Board members: Matt Serd had been serving as the sole board member since Gene Hilger and Cathy Strole had moved out of the neighborhood. No homeowners volunteered to serve at the 2005 annual meeting. Tony Perkins and Anne Troyer had contacted Matt to volunteer, and were elected unanimously at the 2006 annual meeting.

Neighborhood maintenance: Upkeep of common areas was discussed, including signs around the ponds that have been vandalized, landscaping and weeding of common areas in need of attention, and staining of the gazebo.

Attendance at Annual Meetings: Once again we had trouble meeting quorum, and had to phone additional homeowners before the meeting could begin. Printed reminders of the upcoming meeting had been circulated to all homes during trick-or-treating on October 31, but this did not help boost attendance. For the next meeting, a homeowner suggested placing signs at both neighborhood entrances to serve as reminders to everyone.



NEW PROPERTY MANAGER

Kevin Drew of Kirkpatrick Management is now the Property Manager for Country Walk. Lee Geupel had been our manager for the past several years, and remains with Kirkpatrick representing other communities. You may contact Kevin with any questions or concerns at (317) 530-4358 or kdrew@ekirkpatrick.com.

The mission of the Country Walk Homeowners Association is to maintain the commonly owned areas for the benefit of all, to maintain neighborhood standards, and maintain communication to all members.

You may contact the board members on our website by e-mail or by calling:

Tony Perkins 858-8669

Matt Serd 858-0166

Anne Troyer 858-9320

Website!

www.countrywalkhoa.net

Sign up for e-mail updates, see old meeting minutes & finances, get ideas on maintenance, links to local information & more!