

## What's New?

- Len Smith leads the Oakmont HOA for 2003
- Get involved on committees for the neighborhood
- Neighbors get together for fun during the holidays



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## Oakmont HOA Begins Second Year

This year represents our second year as the Oakmont Homeowners Association (HOA), operating as an unsubsidized entity from precedent. At our annual budget meeting in November, held at the Noblesville Library, we had the largest number of Oakmont homeowners ever attending the meeting. Neighbors spoke, and the board heard the messages, loud and clear. We are committed to representing the interests of Oakmont Homeowners, will continue to guide the community using a best value approach to maintain and enhance the property values within the community.

The Oakmont Homeowners elected two new board members to replace the expired terms of Brian Cote and Bill Comstock. We want to personally thank Brian and Bill for their service to the community over the past two years. They both did an outstanding job and will be greatly missed. The two new board members are Dave Fiscus and Brian Talbot. We look forward to their contributions to the community over the next two years.

The board met in December to elect Oakmont HOA officers. Len Smith will serve as President, Gail Kahl as Vice President, Tom Roberts as Treasurer and Dave Fiscus as Secretary for the 2003 period. Each has committed to making Oakmont a better community, protecting the property values by providing better services at reasonable cost, and improving community communications.

During the December board meeting, Oakmont Organizational Sectors were established, creating committees headed by board members that oversee specific areas of activity for the community. These groups will report issues and activities back to the management company and board. The Organization Sectors for 2003 include Community Information (Brian Talbot), Pool and Playground (Len Smith), Special Events (Gail Kahl), Grounds and Architectural Standards Committee (Tom Roberts), and Ponds and Covenant Issues (Dave Fiscus). If you have interest in these areas, please contact the appropriate board member.

At the December meeting, goals and objectives for 2003 were established. They are:

- Establish 3 and 5 year strategic plans for the community
- Have the Oakmont website online by March 2003
- Develop better community involvement
- Have 2 board meetings after 5:00pm so that more people can attend
- Continue with the special events programs established in 2002
- Offer a political candidate forum night, so that the Oakmont neighbors can become more involved with city issues
- Ensure home values maintain and improve, based upon common area, landscape and entrance appearance

Upon reviewing 2002 services to the community, the only area the board felt that was below expectations was the Ground Maintenance area. Necessary actions have been taken to improve this area, with bids and proposals from interested vendors. The 2003 bid for of the upkeep of the 33 acres of Oakmont common area went to the best-qualified and lowest bidder. The board strongly feels that this year, the common area grounds, front landscape, and tree upkeep will be the best Oakmont has seen. This will maintain and enhance overall property values.

This year will be an exciting and full year for the community, but for everything to work, we need your help. We need involvement in the community. Get involved with a group or committee. Your involvement will help Oakmont grow into an even better place to live. People sharing ideas, getting involved, talking to each other and sharing information will make this a better community.

We heard your voice at the budget meeting. Now, we need your help. **BECOME INVOLVED IN OAKMONT!** With your help, we look forward to making the community even better this year. We're always open to your ideas, questions, concerns and issues. Please feel free to contact me at 770-0451, or any of the board members. Together, we're looking forward to a great 2003.

Sincerely,  
Len Smith  
President, Oakmont Homeowners Association

**Contacting Oakmont  
HOA Board Members****President****Len Smith 770-0451****Vice President****Gail Kahl 770-7023****Treasurer****Tom Roberts 776-2425****Secretary****David Fiscus 773-2806****Brian Talbot 770-1243**

Board meetings are the third Thursday of each month. The first 15 minutes are open for homeowners to present topics and issues to the board.

**Pool Attendant Needed**

Oakmont HOA is looking for a Pool Attendant for this year to open, close and maintain the pool area, daily. If you are a resident over 18 years old, contact Len Smith at 770-0451 for more information.

If you have a neighborhood announcement to include in the newsletter, please contact Brian Talbot at 770-1243 or [bmt@insightbb.com](mailto:bmt@insightbb.com).

We now accept business ads from neighborhood residents. Ads are 1.5" x 3" for \$25. The ad fees will help offset the cost of the newsletter. Contact Brian Talbot at 770-1243 for more information.

**The Board Report**

At the annual homeowners elections held during the November budget meeting, the Oakmont Homeowners elected two new board members to replace Brian Cote and Bill Comstock, the two outgoing board members who served the community for the past two years. The new additions to the Oakmont HOA Board are Dave Fiscus and Brian Talbot. They join Len Smith, Gail Kahl and Tom Roberts, who are serving the community for a second year.

The December board meeting was busy. Officers were elected for 2003. There was discussion around key goals for 2003, including creating best value for Oakmont Homeowners, improving communication to all Oakmont residents and getting more people involved in the community.

To oversee progress and get people involved, five Organization Sectors were established. Community Information is responsible for

the newsletter and website. Contact Brian Talbot to get involved. Pool and Playground is responsible for pool management and equipment, playground equipment and the basketball court. Contact Len Smith to get involved. Community Events leads Clean-Up Day, cookouts, the annual yard sale and other neighborhood events. Contact Gail Kahl to get involved. Grounds and ASC oversees ground upkeep, common areas, the nature trail and the Architectural Standards Committee. Contact Tom Roberts to get involved. Ponds and Covenant Issues watches over pond upkeep, algae, pumps and lighting, as well as covenant issues. Contact Dave Fiscus to get involved.

The bottom line is that we all need to get involved to make Oakmont a better community. Lend your time and talents. Get involved. It's the best way you can make sure your voice is heard.

**Treasurer's Report**

Happy New Year to everyone. I hope all of you experienced a safe and enjoyable holiday season. Your Oakmont Homeowners Association begins the new year in good financial condition.

Through the end of November 2002, we have been able to collect 96% of the annual assessment. Although this is in line with what most other associations experience, even \$1 less than our annual budgeted amount is \$1 we can't use in operating and improving our community. You can rest assured we are taking measures to insure compliance.

Having said that, I urge each of you to pay your annual assessment as early in this new year as possible, so as to allow your association to put your dollars to work sooner and allow us to complete the annual planning we need to perform in order to give you best value.

Of particular note is that fact we were able to fully fund our replacement reserve last year with expectations we will be able to do so this year as well. This reserve is vital to our community and allows us to respond to emergencies as well as plan for scheduled major maintenance for our community assets. I also want each of you to know I heard your concerns expressed at the annual meeting and I intend to provide a more detailed and comprehensive expense report both during the year and at the annual meeting. Your President and each of your board members are committed to providing you the community services you pay for with both price and best value in mind. May each of you have a wonderful New Year.

Regards,

Tom Roberts  
Treasurer

## Around Oakmont: Get Involved!

It's important to get to know your neighbors. It can go a long way to making this Oakmont neighborhood a safer and better place to live.

Before Christmas, three adults renting a house in Oakmont were arrested on felony drug possession and distribution. A six-year-old child was taken into foster care. While rental properties are permitted in Oakmont, as long as covenants are properly followed, this event was a hard lesson as to what can happen when you rent properties.

It is important to keep our eyes open and know our neighbors to prevent illegal and unwanted activities from occurring in our neighborhood. Always report any suspicious activity to the police. It's better to be safe than sorry.

No Soliciting signs will be posted at both entrances to the Oakmont neighborhood to improve safety and enable the legal enforcement of a no solicitation policy for those who do not live in our neighborhood. If you are uncomfortable with a solicitor, you

can call the Noblesville Police, who will remove the solicitors from the neighborhood. Of course, we still look forward to Oakmont residents selling Girls Scout cookies, magazines for schools and other items for non-profit activities.

The Oakmont HOA would like to publish a current neighborhood directory this spring. We are looking for only the information you are comfortable providing. Ideally, we would like your name, address, phone number, and the names of family members, so we can get to know each other better. Watch for more on this coming soon.

The Architectural Standards Committee needs members. This is the group that reviews all changes to landscaping and building for Oakmont. All requests must be reviewed to ensure they meet the covenants. Spring and Summer tend to be busy, so your help on this committee is needed. Contact Tom Roberts at 776-2425 for information.

## The Birds of Oakmont

As the ice gives away on the ponds of Oakmont, one spring migrant to look for is the bufflehead. The bufflehead is our smallest diving duck. It has a white body, black back, and a rufous mask with a patch of green, offset by white on the back of the head.

The bufflehead summers in the northern most reaches of Michigan and Canada, and can be viewed here in April and May. Last year the bufflehead was a regular migrant in our neighborhood.

Just remember, depending on the time of the year, not all ducks on the ponds are mallards. Take a second look, and enjoy spring, the most wonderful birding time of the year in central Indiana.

Good birding,  
Larry D. Sweazy  
Oakmont Resident



© Robert McCaw

*Look for the Bufflehead Duck in the ponds around Oakmont this Spring.*

## Back to Nature

Have you noticed the new signs marking the two openings of the nature trails? Neighbors put a lot of work into the trails last year. Take advantage of the trails. The entrances are just north of the pool and in the field south of the pool. Look for the signs!

### Be A Block Captain

To improve neighborhood communication, we need Block Captains to help spread the word, distribute newsletter and other information. If you would like to be a block captain for your street, please contact Brian Talbot at 770-1243. This is an easy way for you to get informed and get involved.

### Oakmont Home Values

Of the homes that closed in 2002 in Oakmont, the average sales price was \$230,138. The average home was on the market for 52 days. The sales price-to-list price ratio was 98.9%. The neighborhood is almost full, which is good for all homeowners.

### Got A Green Thumb?

The Landscape committee is looking for people who want to take part in taking care of the landscape at the individual street openings. If you're interested, contact Tom Roberts at 776-2425.

### Oakmont Bowling

Do you like to bowl? The Oakmont HOA is putting together bowling days. Contact Gail Kahl at 770-7023 for more information.

### Oakmont Neighborhood Upcoming Events

#### Oakmont Spring Yard Sale

April 11-12; 8a-5p

One man's junk is another man's treasure. Get rid of it at the annual Spring Yard Sale. It's a great time to have a yard sale without having to get special approval required by the covenants. The Oakmont HOA will put ads in the newspapers and signs at the entrances promoting the event. Contact Gail Kahl at 770-7023 for information.

#### Neighborhood Day

April 26

Even better than last year!

Pitch in to tidy up the neighborhood. Then, stick around for a neighborhood cookout. Bring a dessert and side-dish to share. Burgers and Dogs will be provided. It's a great chance to get to know your neighbors even better, and make Oakmont an even better place to live. Contact Gail Kahl at 770-7023 for more information.

#### Saturday Night at the Movies

April 26; dusk

The big screen is back. The first movie night will follow the cookout, down by the pool. Join in the fun. See a movie. It's a great way to spend a Saturday night with family and friends.

## Snow Policy Saves Money And Provides Safety

It's winter and we live in Indiana. That means we all have to deal with snow from time to time. During the November budget meeting, homeowners indicated the need to re-evaluate the current policy on when to have vendors remove excessive snowfall.

The general policy utilized in the past around snow removal used the commercial standard of bringing in contractors for snowfalls over two inches. The intent was to ensure safety and access for all Oakmont Homeowners.

Oakmont has a contractor on call for snow removal, and dedicated money in the budget. The policy has been revised to only engage

the contractor for street plowing under the conditions of:

- More than 5-6 inches of snowfall
- 24 hours after the initial snow

The revised policy allows the street cleaning services of Noblesville to clean our streets and save the community money. Snow removal will only occur if the city cannot provide adequate service.



## Neighborhood Events Add Holiday Cheer

The holiday sparkled this year around Oakmont, thanks to residents taking part in neighborhood events.

On Sunday, December 1, neighbors gathered on a cold afternoon to hang the holiday lights around the community. The entrances to the neighborhood and trees along Oakmont Drive twinkled throughout the season. It was fun for those helped, and the association did

not have to hire contractors to hang lights.

The following week, neighbors lit luminaries along their front walkways, inviting brave neighborhood carolers to spread songs of holiday cheer.

If you have more ideas for neighborhood events, please contact Gail Kahl at 770-7023. It's a great way to get to know your neighbors and have fun at the same time.

## Writer's Wanted: Help Pen The Newsletter and Web Site

The Oakmont Neighborhood News is the official newsletter of the Oakmont HOA. It is published quarterly, and intended to provide neighborhood information to all residents.

This is your newsletter. All submissions are welcomed, and we'll do our best to include all contributions to the newsletter. We continue to accept information, articles of interest and neighborhood announcements. Beginning next newsletter, we'll accept classified ads from residents, as well. (See the note on page 2 in the column.)

Let us know what is important to you. Get involved. It's your voice. Use it.

To improve communication around the neighborhood, we're giving a facelift to the Oakmont web site. The new web site should

be ready around the end of February. It will feature current news and community events, committee information and updates, covenants and architectural standards committee forms, newsletters and links to local area information including schools and government web sites.

We would also like to distribute the newsletter electronically, via e-mail, to as many residents as possible, to save time and money. Watch the web for more details.

You don't have to be technical to work on the web. You don't have to be a journalist to contribute to the newsletter. You just need to be involved. Contact Brian Talbot at 770-1243 to help work on the newsletter or the web site.