



Neighborhood News

A Quarterly Newsletter for Oakmont Residents

Vol. 2005, Iss. 1

What's New?

- New Board Members Elected At Annual Meeting
- First HOA Board Meeting Scheduled Held January 11th
- Second HOA Board Meeting Scheduled for March 7th



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Find out the latest Oakmont info, contacts and events. Visit the Official Oakmont Web Site.

www.oakmont.info

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Annual Oakmont Budget Meeting October 19, 2004

This marks the 4th year that the Oakmont Home Owners Association will operate as an unsubsidized entity from Precedent. We had our annual budget meeting in October at Forest Park. We had a good turn out of homeowners at the meeting. The board continues the commitment to each Oakmont Homeowner, to provide services for the community at a best value approach. This will maintain and enhance the property values of the community.

The Oakmont Homeowners elected two new members to the Oakmont Board to replace the expired terms of Brian Talbot and Len Smith. We want to personally thank them for their service to the Oakmont community. They both did an outstanding job and will be greatly missed. The two new board members are Mark Stroud and Bill Struve. We look forward to their contributions to the board over the next two years.

The board also met in October to elect Oakmont Home Owners Association Board Officers. The board elected the following officers for the 2005 period:

President:	Dave Fiscus
Vice President:	Janet Hawn
Treasurer:	Bill Struve
Secretary:	Mark Stroud
Member at Large	Randy Kent

Each officer has committed to making Oakmont a better community, protecting the property values of the community by providing services at reasonable cost to the community, and improving community communications.

During our recent October board meeting, we set up Oakmont Organizational Sectors where a board member is will be responsible for the overseeing of certain Oakmont areas and reporting issues back to our management company or board. The Organization Sectors for 2003 are as follows:

Pool/Playground:	Dave Fiscus
Special Events:	Janet Hawn
Grounds/ASC Board:	Mark Stroud
Ponds/Covenant Issues:	Randy Kent
Community Information:	Bill Struve

If contact the appropriate member if you have an interest assisting in any of these areas.

The board established goals and objectives to for 2005. They are:

- Have the Oakmont Website up migrated by January 2005.
- Continue "Oakmont Saturday Night At The Movies" which will take place June through September.
- Maintain and improve common area, landscape and entrance appearance to improve home valuation.
- Conduct a replacement study to determine if our replacement fund is sized properly. This budget item is intended to pay for replacing various community assets as they expire, without raising dues.
- Coordinate garage sales with neighboring additions.
- Revitalize the Nature Trail with mulch.

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**Contacting Oakmont
HOA Board Members**

President
David Fiscus 773-2806

Vice President
Janet Hawn 776-3922

Treasurer
Bill Struve 774-0458

Secretary
Mark Stroud 774-9733

Member at Large
Randy Kent 774-9442

Board meetings are usually the first Monday of every odd numbered month. The first 15 minutes are open for homeowners in good standing to present topics and issues to the board.



If you have a neighborhood announcement to include in the newsletter, please contact:
communications@oakmont.info

If you would like to contribute to the newsletter or the website, we welcome your submissions.
Please send items to
communications@oakmont.info

Treasurer's Report

We have kept dues at \$530 for 2005, which are due January 1, 2005 and are late after February 15, 2004. As of February 1, 2005 we have 120 homeowners who still owe their dues. If you have not done so, please pay your dues no later than February 15, 2005 to avoid a late payment fee of \$50. The steps we utilize to collect the unpaid dues are laid out within the covenants. We use this as a last resort, as it takes money to initiate legal proceedings. We have greatly enhanced our neighborhood over the years and it takes the annual assessment to run this neighborhood. Please contact Bob Lutz at if you are not able to make full restitution on time.

I want to personally thank everyone who has paid on time, and those who will pay by February 15th.

Respectfully,
Bill Struve—Treasurer-Oakmont HOA

Oakmont Board Meets January 11th

The first Oakmont HOA board meeting of 2005 was held January 11th.

We discussed continuing with "Oakmont Saturday Night At The Movies". The board sees this is a valuable activity and is seeking homeowner volunteers. Please contact a board member if you are willing to assist. We would like to target the third Saturday June through September for this function.

The next board meeting is March 7th at 4:00p.m. at the Kirkpatrick Management offices, located at 71st Street and Hwy 37, behind the McDonalds. Homeowners in good standing are welcomed to attend the board meeting to present topics and issues. If you have any questions, or would like to discuss a topic at a board meeting, please call Board President Dave Fiscus at 773-2806 to get your topic added to the meeting agenda.

Dave Fiscus – President Oakmont HOA

Oakmont Neighborhood Upcoming Events

The Annual Spring
Oakmont Garage Sale

Friday, April 22nd

Saturday April 23rd

Rain Date

April 29th and 30th

ASC Requests:

Keep in mind that before any additions or modifications can be started on your home, an ASC request must be submitted to the Board for approval. The forms can be found on the Oakmont website, www.oakmont.info or by contacting Kirkpatrick Management at 570-4358.

Off-road Vehicles:

During the past year we have experienced the use of four-wheel, off-road vehicles in the common areas. This has led to the question if they are allowed for use in the neighborhood. In the past the Board has referred to sections V11-7.1 and XI-11.1 in the covenants which allows us to set rules that prohibit their use due to liability and potential damage. Please do not use any vehicles on any part of the common areas or Nature Trail.

Letter from the President

I want to take this opportunity to introduce myself to the Oakmont Community. My name is Dave Fiscus and I am the current President of the Oakmont Homeowners Association. My wife and I, and our three children, have lived in Oakmont since 2000. I have served on the Board for the past two years in the capacity of Secretary and Vice President.

The current Board will continue to steer the community in the positive direction the past Boards have. I am excited to see the progress that has taken place during the last couple of years. But just like any successful venture it takes teamwork. I am confident that we have a strong Board, but we still need members of the community to take an active role. In the past we have had difficulty in getting residents of Oakmont to volunteer for community events. This has led to the “outsourcing” of certain services such as the neighborhood cleanup that takes place in the spring. This year we hope to continue “Saturday Night at the Movies” but without your help we may not be able to do this as often as we like.

Therefore I am asking each resident to check out the neighborhood website, www.oakmont.info and look for announcements concerning community events. If there is something that you would like to volunteer for or help out with please feel free to call myself or one of the other members of the Board. If you are unable to volunteer for an activity you still can be involved with the community by keeping an eye on what is happening. If you see something that is broken, not working properly or just does not seem quite right; again feel free to contact one of the Board members. Hopefully between all of us (Board and residents) we can keep our neighborhood moving in the right direction.

I also want to take an opportunity to explain to each of you that the Board is a volunteer position. The members of the community elected each member of the Board during the annual budget meeting in the fall. We work very hard at trying to provide services for the community at a best value approach. If you have a question concerning our covenants please call Bob Lutz of Kirkpatrick Management at 570-4358. Our (the Board’s) main focus will be on the collection and disbursement of funds as it relates to the common areas and community events. We are more than happy to try and answer questions, but keep in mind that we may ultimately refer you or your question to Bob Lutz.

Again, I hope that I can see more people become involved with the community and if I can be of assistance please feel free to call me at 773-2806. Thanks, and I look forward to serving the community for another two years.

Dave Fiscus
President – Oakmont HOA

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The board reviewed 2004 services to the community and did not identify any areas that were below expectations. We did take action to migrate our web site to a new web hosting company. We are in the final year of a ground maintenance contract with Engledow for of the upkeep of the 33 acres of Oakmont Common Areas. Engledow has done a respectable job with the common area grounds, front landscape, and tree upkeep. This will help maintain and enhance the overall property values for our community.

This will be another exciting year for the community, but for everything to work we need your help. We need for you to be involved in the community, get involved with a group, committee, ASC board etc. Your involvement in the community will help Oakmont grow and be an even better place to live and raise a family.

BECOME INVOLVED IN OAKMONT TODAY.

The Oakmont Board looks forward to making the community even better than what it is currently. Please feel free to contact me or any of the board members with issues, questions, ideas, and concerns. Looking forward to a great 2005.

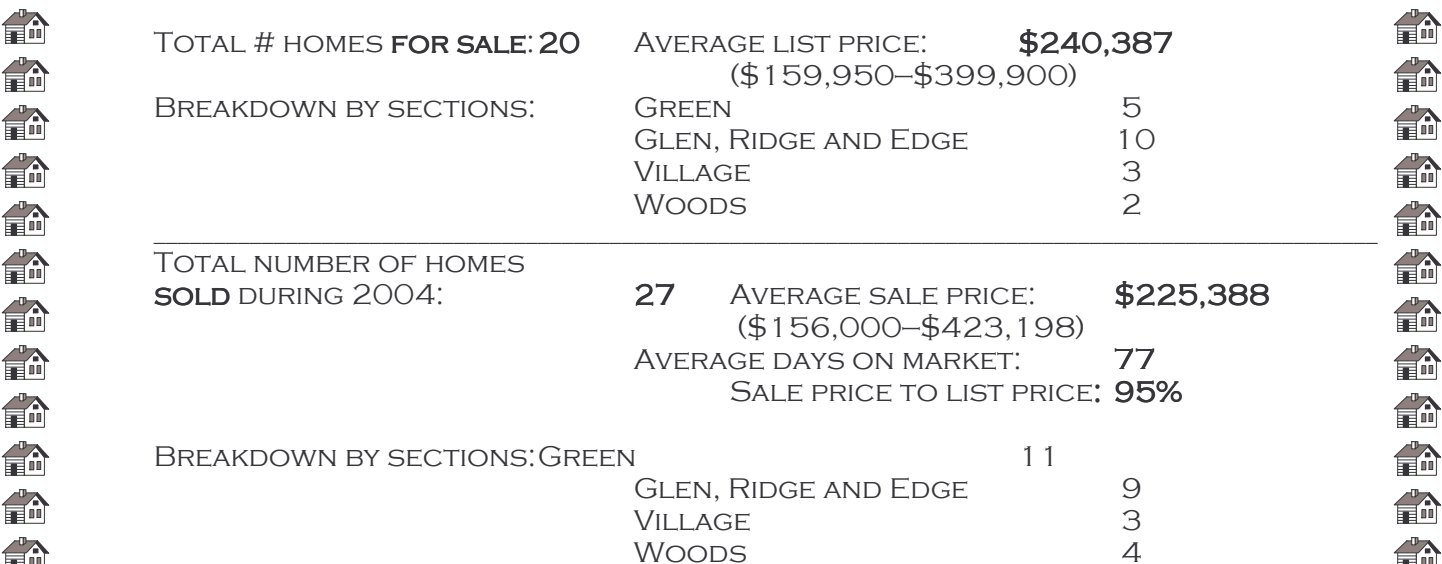
Dave Fiscus
President Oakmont HOA



OAKMONT REAL ESTATE INFO



TOTAL # HOMES FOR SALE: 20	AVERAGE LIST PRICE: \$240,387
	(\$ 159,950-\$399,900)
BREAKDOWN BY SECTIONS:	
	GREEN 5
	GLEN, RIDGE AND EDGE 10
	VILLAGE 3
	WOODS 2
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TOTAL NUMBER OF HOMES SOLD DURING 2004: 27	AVERAGE SALE PRICE: \$225,388
	(\$156,000-\$423,198)
	AVERAGE DAYS ON MARKET: 77
	SALE PRICE TO LIST PRICE: 95%
BREAKDOWN BY SECTIONS: GREEN	11
	GLEN, RIDGE AND EDGE 9
	VILLAGE 3
	WOODS 4



THERE IS CURRENTLY ONE SALE PENDING IN OAKMONT (2/1/05)



THE NUMBER OF HOMES SOLD IN OAKMONT CONTINUES TO CREEP UP (IF EVER SO SLIGHTLY), AS WELL AS THE AVERAGE SALE PRICE. THE AVG. SALE PRICE IN 2003 WAS ONLY \$211,643 COMPARED TO \$225,388 IN 2004! NEW CONSTRUCTION CONTINUES TO PUT EXISTING HOMES AT A DISADVANTAGE. AS A WHOLE, THERE IS MORE OF A BUYER'S MARKET FOR YOUR 4 BR 2 1/2 BA HOMES PRICED \$200-250. BOTH NOBLESVILLE AND FISHERS ARE SATURATED WITH INVENTORY. INTEREST RATES REMAINED LOW IN 2004 (AVG.5.75%) BUT ARE EXPECTED TO RISE TO AN AVERAGE OF 6.5% BY THE END OF 2005 (WHICH IS STILL PRETTY DARN GOOD!) HOME SALES ARE PROJECTED TO DECREASE ABOUT 5% ACROSS THE COUNTRY; HOWEVER JANUARY SALES IN OUR LOCAL MARKET WERE STRONG DESPITE THE NASTY WEATHER.

IF YOU SHOULD HAVE ANY REAL ESTATE NEEDS OR KNOW SOMEONE WHO MAY, PLEASE FEEL FREE TO CONTACT ME AT 841-8880. THANKS!

SHELBY FISCUS, F.C. TUCKER Co., INC.

