



Neighborhood News

A Quarterly Newsletter for Oakmont Residents

Vol. 2006, Iss. 1

What's New?

- Next HOA Board Meetings Scheduled for March 6th and May 1st



• In This Issue:

Nov 21st. Mtg Summary	2
Spring Garage Sale	2
Nov 15th. Mtg Summary	3
Advertisements	4
No Dumping Allowed	4

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

www.oakmont.info

Amber Alert URL

<http://www.amberalertindiana.com/>

A Message from the President

Happy New Year! Welcome to 2006! Your Oakmont Homeowners Association truly hopes every resident of Oakmont had a joyous holiday season filled with good times and good health!

I would just like to take a moment and introduce myself. My name is Janet Hawn and I'm your current President of the Oakmont Homeowner's Association. I've spent the past two years on the Board learning about how our community works and how everything gets done to maintain our green space, nature trails and pool as well as the integrity of our community. I've lived in this beautiful community with my husband Roger for the last 6 ½ years. In fact we loved this community so very much that when the time came to down size our home we chose to stay in Oakmont. We've made wonderful friends during the last 6 ½ years and have truly been able to call Oakmont "home". I am originally from a small town in Southern Indiana and have family there that takes us back often but Noblesville is where I now hang my hat. I work for Sagamore Health Network, Inc. and Riverview Hospital in an administrative capacity. My background in Medical billing and financial collections has been most helpful in developing our budgets and payment options that we were able to offer for the first time this year.

For 2006 the HOA has grown the Board from 5 members to 7 in hopes to bring more diversity, representation, insight, and communications from us to you, our neighbors. We plan to continue quarterly newsletters, update the Oakmont website with new links and more current information that may prove to be helpful to you in the future as well as post all of our bi-monthly Board meeting dates and times on the www.Oakmont.info calendar. These meetings are open to the public and are being held later in the evening and within the community in an attempt to make homeowner participation even easier. You may contact any Board member regarding location prior to any posted meeting.

The Board plans to again host Community Garage Sales in April on the 21st and 22nd and again in September. We will place ads in the local newspaper as well as place signs at one entrance at each event. It is not too soon to make plans for April's. The Board also hopes to have 3-4 movie nights at the Pool Parking lot again this summer. Any suggestions for movies that you and your family might like to view under the stars will be greatly appreciated. Please contact me at jrhawn@sbcglobal.net or by phone at 776-3922 with your thoughts or suggestions.

Pool codes will be mailed to each homeowner that is current with their Homeowners Dues in May. This mailing will come from Kirkpatrick Management so be sure to watch for it after the 15th of May. Also, as a reminder, your second installment of Homeowners Dues is Payable on May 1st. If any homeowner has extenuating circumstances making payment a hardship, please take a moment to contact any Board member. Payment arrangements can be worked out for true hardships and are held in the strictest of confidence.

Enjoy the Newsletter and all the information it brings. By now you may have noticed that we have begun advertisement of community businesses on the back page. This is a great way to make approximately 270 contacts in just one day! Contact Bill Struve or Chuck Waldron for further information on how to post your advertisement.

Happy New Year and many blessings to all!

Sincerely,
Janet Hawn
President
Oakmont Homeowners Association

November 21st Meeting Summary

Contacting Oakmont HOA Board Members

President Janet Hawn 776-3922

Vice President Chuck Waldron 770-7040

Treasurer Bill Struve 774-0458

Secretary Mark Stroud 774-9733

Member at Large Randy Kent 774-9442

Member at Large Gary Miller 774-0463

Member at Large Roger Hintz 523-2619



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

Members Present: Janet Hawn, Gary Miller, Chuck Waldron, Bill Struve, and Mark Stroud. Absent Members: Roger Hintz, Randy Kent.

This meeting's purpose is for the election of positions for the board that will be sitting for the calendar year 2006. It is also to determine which new members have which term lengths due to the expansion of the board from 5 to 7 members at the last annual meeting. During the course of the evening this board began to develop a broad overview of where we think the HOA needs to go, what purposes and processes do we need to adopt and implement, and how do we best get to those goals and ideals.

Terms: Gary made a motion that since he and Roger were the last two positions elected, as they were the last two nominated candidates, that they serve the one-year terms. Bill seconded motion and the vote was unanimous.

Offices: Janet was nominated for president by Mark seconded by Bill, unanimous. Chuck was nominated for vice-president by Janet seconded by Mark, unanimous. Chuck motioned that Bill and Mark stay in their previous positions of Treasurer and Secretary respectively seconded by Janet, unanimous.

Therefore the board for 2006 is:

- President-Janet Hawn
Vice-President Chuck Waldron
Treasurer-Bill Struve
Secretary-Mark Stroud

- Members at large:
Randy Kent
Gary Miller
Roger Hintz

Each member has volunteered to oversee an aspect of the community:

- Communications/Newsletter/Web-Chuck oversee assisted by Bill
Ponds/Fountains-Randy
Nature Trail-Roger
Pool/Playground-Mark
Special Events-Janet
ASC/Grounds-Gary to chair, Mark and Chuck assists

We have selected the following dates as the tentative dates for HOA board meetings for the year: January 23, March 6, May 1, July 10, and September 11. The first meeting January 23 will begin at 6:00 and be held at Mark Stroud's home.

HOA Board Goals for 2006:

- Define our purpose, and establish a process that can be followed by all to the betterment of the whole community.
Define the role and purpose of the HOA Board.
Review the covenants and ensure they are up to date and correct as recorded.
Review our by-laws and make revisions as necessary to benefit an evolving HOA board.
Have a reserve replacement study completed.
Research/ replace pond pumps to a better quality that enhances the community.
Work with the city of Noblesville to have a traffic study completed for the addition of Stop signs along Oakmont Blvd.

Meeting adjourned.

Respectfully submitted, Mark Stroud—HOA Secretary

Spring Garage Sale Dates Set

Mark your calendar for the annual Spring Garage sale dates of April 21st and 22nd. This should put out garage sale dates in sync with those of South Harbor and Whitcomb Ridge.

November 15th Meeting Summary

Miscellaneous Contact Information

Indiana Sheriff's Sex Offender Registry

<http://www.insor.org/insasoweb/>

Hamilton County Convention Bureau Events Calendar

<http://www.hccvb.org/calendar/calendar.html>

Noblesville Information

<http://www.cityofnoblesville.org/>

<http://www.noblesville.org/>

Hamilton County Info

<http://www.co.hamilton.in.us/>

Places of Interest

Conner Prairie

<http://www.connerprairie.org/>

Hamilton County Museum of History

<http://www.noblesville.org/hamcomus.htm>

Indiana Transportation Museum

<http://www.itm.org/>

Potter's Bridge Park

<http://www.noblesville.org/potters.asp>

Verizon Wireless Music Center

<http://www.verizonwirelessmusiccenter.com/main.html>

Members Present: Mark Stroud, Bill Struve, Janet Hawn, also Bob Lutz representing Kirkpatrick Management. Member Absent: Randy Kent Proxy to Janet Hawn

Meeting called to order with 77 of a needed 98 voting assembly and/or proxies. First order of business motion put to the floor by Janet Hawn for suspension of the proxy deadline and upon adjournment to leave meeting open to receive needed proxy votes. Seconded By Mark Stroud. Motion passed.

Bill Struve made presentation to the assembly regarding past year accomplishments. Revisited 2005 approved budget versus actual year to date costs. 2005 approved budget was for \$152,640 from 288 home @\$530 per home. This number of houses was never sold and thus created a shortfall budget from day one. Actual funds received for 2005 were \$143,047. Also there are 6 delinquent homeowners owing an additional \$3,418.00 applied against the 2005 budget. In addition 4 homes were foreclosed in 2005 totaling \$3,180 in lost revenue.

A resident asked a question regarding a switch from 288 houses to 273 houses for budget purposes. Answer was to switch from forecasted sales to an actual number of sold lots for this and all future budget projections to improve the probability of staying on budget and providing the intended services.

A resident asked a question regarding the board's decision to suspend funding the reserve. Answer was that the board elected to suspend (on advice from legal council) funding due to insufficient accounts receivable and budgetary restrictions. Stop funding, in the boards opinion, was more acceptable than subjecting the community to a special assessment.

A resident asked a question regarding ground maintenance line items. Answer was that the contract items set costs of the line items.

A resident asked a question regarding special assessment. Answer is that the covenants requires a majority of all members required prior to an assessment being levied.

Line item placed into 2006 budget for projected uncollectible dues.

Assembly instructed on the board decision to split annual dues into two payments, including payment and late fee assessment timetable.

Bill completed his presentation with a overview of expenditures remaining, current board members and their terms, and an overall year in review. Mark Stroud gave an overview of the DNR assessment of the nature area and trails.

Motion was made from the floor to accept the 2006 budget as presented. Seconded from the floor, voted upon and approved. (77 vote yes)

Next on the agenda was an update on the State Road 38 project and a review of the community survey regarding said project. Current to date Oakmont HOA has received and accepted an initial proposal from the State for the loss of property and a sum great enough to replace signage that will be removed by the State to complete road widening project. This process is not final, but the initial process has begun.

Election of board members: Current on the board fulfilling their terms are Janet Hawn, Randy Kent, and Mark Stroud. Bill Struve has one year remaining on his term and the vacated seat formerly held by Dave Fiscus has one more year. There are to be 4 members elected to serve on the 2006 board. Three will be elected for two-year terms and the fourth to sit the final year of the two-year term vacated. Nominees/nominations are: Janet Hawn, Chuck Waldron, Gary Miller, Randy Kent, Roger Hintz, and Mark Stroud. Floor question regarding expanding the board to seven members? Answer is that it is allowable and that it had been discussed numerous times in the past and the only reason that the board had not expanded prior was due to a lack of participation.

Floor motion made to expand the board to seven members, floor seconded motion carried. Floor motion to elect the six nominees et al to current board to fill remaining seats and expanded seats, floor seconded motion carried. New board to consist of seven members with four of the new electees to serve two-year terms and two new electees to serve one-year terms the seventh position to be Bill Struve who will serve his remaining year of his two-year terms. Particulars of which members serve as one-year and two-year terms to be decided by new board at a future board meeting.

Floor motion to adjourn, floor seconded motion carried.



14501 Hazel Dell Parkway
Carmel, IN 46033
317-846-9828

Sunday Worship: 8:30 AM & 10:00 AM
Website: www.hdchristian.org

Come as you are...
Grace happens here.
You matter to God...
You matter to us.

Broadband Phone Service provides the most advanced communication solutions available. Unlimited Local and Long Distance using your internet connection.

To learn more about VOIP and how it may save up to 40% off your phone bill visit:

www.voiplighthouse.lightyearalliance.com

317-565-1427

ADT Fire and Security

For a free security review of your home, call your neighbor Bo Zgirta at 317-385-1342

ADT – helping you to protect your home and the things you value.



Mustard Seed Nursery and Landscaping

Mustard Seed Nursery and Landscaping is the Professional Landscaping company that has been providing superior service to Hamilton County residences for many years. We can improve your “Curb Appeal” by a total re-design, spruce up what you already have or manicure your lawn on a weekly basis.

Mustard Seed Nursery and Landscaping specializes in custom water features, patios, pergolas, landscape lighting, fertilization, irrigation, mulch, mowing, etc.

Give Mark Skipper a call for a free estimate at 877-SEED (7333)

Faith...the size of a Mustard Seed...

Oakmont Residents only rent this space.

Reach ~270 homes for \$25.

E-mail communications@oakmont.info

For more information.

The Oakmont HOA does not suggest, support nor recommend topics/items contained in the Ads above. The Ads are intended for the sole purpose of providing additional income for the operation of the HOA. The advertiser and/or advertising agency shall pay for the attorney fees and any judgment against the Oakmont HOA that are caused by the publication of any advertisement submitted or published at the direction of the advertiser and/or advertising agency. The Oakmont HOA reserves the right to not publish any advertising deemed inappropriate for the neighborhood.

No Dumping Allowed

The week of January 2nd our Management company sent out our Grounds Clean up team to pick up trash and debris strewn around our community by the winds, etc as to well as empty all the trash cans in the community including those by the playground area. While cleaning up around the pool he found some surprising items that had to be hauled away. There were automobile batteries and Christmas Trees dumped off in the parking lot. The community will incur additional clean up costs for the removal and disposal of these items.

If you are new to the area Hamilton County has a fabulous Recycling location across the street from the Post office and they will be most happy to take a lot of things that may be “hiding in your garage” off your hands. Our Trash pick up company, Waste Management also offers a recycling program as well as a large item trash pick up policy. Please contact Waste Management at 800-443-5646 to see if your item can be picked up or to find out any special requirements Waste Management may have. They do pick up Christmas trees, just take it to your curb along with the rest of your garbage on Thursdays for removal.

The wooded area located by the pool has very nice trails for walking and taking in nature. It is not to be used as a dumping ground for any reason. A lot of residents use this area on an almost daily basis. Let's work together to keep it beautiful for all to enjoy. Thank you for your help.

Violators will be Prosecuted to the Fullest Extent of the Law