



Neighborhood News

A Quarterly Newsletter for Oakmont Residents

Vol. 2005, Iss. 2

What's New?

- Engledow presentation at March 7th Board Meeting
- Next HOA Board Meeting Scheduled for May 2nd
- Nature Trail Assessment in Process

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www.oakmont.info

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

Oakmont Home Owner Association Board Meeting Summary of 3/7/05

In attendance: Dave Fiscus, Bill Struve, Janet Hawn, Randy Kent, Mark Stroud, Bob Lutz

Bob reviewed current financials with the board. We had a beginning balance for February of \$55,396.14; annual dues received for the month of February were \$45,870.00. Expenditures for the month were \$3,659.78. Ending balance for the month was \$97,989.36.

The board also reviewed delinquencies. Currently there are 52 homeowners who have yet to pay their annual dues. This figure represents 19% of the total homeowners in Oakmont, which amounts to \$32,425.65. The good news is that we are \$2,293.35 ahead of where delinquencies were last year at this time. There is a further reduction of \$2,292.00 in lost revenue due to a foreclosure; we will not be receiving any portion of this debt.

The board welcomed Debbie Wolfe with Engledow as she made a presentation for the mowing and landscaping contract. Various services that Engledow provides for Oakmont include spraying for bark boring insects, treating for stress and disease of the trees, as well as: mowing, mulching, fertilizing, pruning, and watering. They also edge the walks along the Oakmont Drive twice per year. It was decided that the yearly plantings in the various common area flowerbeds would be a rotating list of plants to vary each year, bringing multiple colors and textures. The board has asked Ms. Wolfe to provide proposals to continue these services in the following formats, two, three, and five year contract pricing. Bill Struve presented a proposal to verify property corners along all common areas to assure that mowing areas are indeed common areas and not private property.

The Spring Yard Sale date is set for April 22-23, 2005. Rain dates are April 29-30, 2005.

Update on the nature trail: over the past couple of years various complaints and situations have arisen regarding the use, and upkeep of the nature trail. At the annual homeowners meeting last October it was brought to the boards' attention that a family of beavers had moved in and were removing trees. At the board meeting in January the topic of beavers once again was broached due to homeowner complaints about the number and size of trees being removed both in the nature trail area as well as on certain homeowner's property. At that time the board agreed on taking action to have the beavers removed. A contractor was hired to control the beaver population In Hamilton County removal must be catch and release, with release occurring within the boundaries of Hamilton County. The release must be with the approval of the landowner and cannot be released on State owned property. Since this presented a nearly impossible task for catch and release, lethal means were approved. This decision was based on the greater good of all homeowners in Oakmont. Based upon those decisions seven beavers have been removed.

Homeowners Larry Sweazey and Kevin Gorham presented to the board a possible Nature Trail guideline overlay for future issues arising from not only beavers but also all the various wildlife that lives in or near said nature trail. It was proposed and agreed upon that Kent Hanauer, a Wetlands Technical Assistant with the Indiana DNR would be contacted about performing a free wetlands analysis of the nature trail. It was also proposed and agreed upon that further research into various organizations would take place with the possibility of receiving federal, state, and or grant monies to improve and/or classify the Oakmont nature trail.

Mark Stroud
Secretary Oakmont HOA

**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

Update to the March meeting summary.

Currently there are 35 homeowners who have not paid their annual dues. This is 13% of the total homeowners in Oakmont, which amounts to \$22,000.

If you have not done so, please pay your dues as soon as possible. The steps to collect the unpaid dues are laid out in the covenants. We use this as a last resort, as it takes money to initiate legal proceedings.

Bill Struve—Treasurer Oakmont HOA

Learn more about Nature

As stated in the meeting notes of March 7th, fellow residents Larry Sweazey and Kevin Gorham presented a more nature friendly document for the boards use and/or consideration in managing Oakmont's Wetlands, Nature Areas, Ponds, and Greenways. Following is a subset of the resource section that you may find of interest.

<http://www.in.gov/dnr/fishwild/index2.htm>

<http://www.in.gov/dnr/fishwild/endangered/>

<http://www.in.gov/dnr/fishwild/huntguide1/hunting1.htm>

<http://www.in.gov/idem/>

<http://www.in.gov/wetlands/howdoi/index.html>

http://www.michigan.gov/deq/0,1607,7-135-3313_3687-10502--,00.html

<http://www.epa.gov/owow/wetlands/landasst.html>

Much thanks to Larry and Kevin for their efforts. We are anxiously awaiting the DNR's assessment.

Oakmont Spring Garage Sale!

The Oakmont Community Spring Garage Sale is fast approaching. Mark your calendars for Friday and Saturday, April 22nd and 23. Sale times are from 8:00 a.m. to 5:00 p.m.

We have done our best to coordinate our sale date with that of South Harbor as so many of you have requested. Because we are hoping that we are on the right track with our dates we will be posting our Garage Sale sign for the community at the entrance off of Highway 38 this year to entice customer that might also be heading towards South Harbor. The sign will go up on Monday the week of the Community Sales. The Homeowner's Association will also be placing ads in the local newspapers, Noblesville Daily Times and the Noblesville Ledger.

For those of you asking, why only one banner sign when we have two entrances, the answer to that is City Ordinance. We are only allowed to sign one entrance and a City Permit is required for the one Banner we do place. Again your Homeowners Association will see that the proper paperwork is filed.

So get with your neighbors and clean out those closets and garages! One man's trash is definitely another man's treasures!

Oakmont Neighborhood Upcoming Events

The Annual Spring Oakmont Garage Sale

Friday, April 22nd

Saturday April 23rd

Rain Date

April 29th and 30th

Hamilton County Con- vention Bureau Events Calen- dar

[http://www.hccvb.org/
calendar/calendar.html](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](http://www.noblesville.org/hamcomus.htm)

Indiana Transportation Museum

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

Potter's Bridge Park

[http://www.noblesville.org/
potters.asp](http://www.noblesville.org/potters.asp)

Verizon Wireless Music Center

[http://
www.verizonwirelessmusiccenter.
com/main.html](http://www.verizonwirelessmusiccenter.com/main.html)

Board Report

On March 7, 2005 the Board held their second meeting and several topics were discussed. At the meeting the Board reviewed Engledow's service to the community and had a presentation from Debbie Wolfe (Engledow). At this time the Board has asked Debbie to provide a quote for services for a three-year, four-year and five-year time frame. With the cost of fuel rising, the Board felt that an extended contract would be in the best interest of the neighborhood.

Also at this meeting two homeowners presented a management program for our nature trail. We are currently investigating some of the items presented and hope to have an assessment done by April on the condition of the nature trail and surrounding area. This assessment will be performed by the Department of Natural Resource and comes at no cost to the neighborhood. Once the assessment is complete it will help determine if anything should be done to the area.

Last year plans were put in place for State Road 38 to be expanded to four lanes from US 31 all the way into Noblesville. Obviously this project will affect our north entrance and the properties along 38. The Board has hired through the help of Kirkpatrick Management a lawyer to review the project and help guide the community toward our best possible resolutions with the State. At this time we have been able to determine that Governor Daniels has put a hold on all projects until his administration has a chance to review them. As soon as we learn more we will provide this information to the neighborhood.

We are currently looking into having the playground re-mulched and the playground equipment reviewed. We would also like to ask each homeowner to look at the trees in front of their homes and please trim the branches back if they impede the sidewalk. Engledow trims the trees along Oakmont Drive and they use the guideline that if a six-foot tall person cannot walk comfortably along the sidewalk then the limbs should be cut back. We ask that each of you use this guideline also.

Lastly we would like to remind everyone that in the last newsletter we asked that no four-wheel or off-road vehicles along with any motorized vehicle be used in any of the common areas. As the weather turns warmer we would like to take this opportunity as a reminder to please refrain from this activity.

Our next board meeting is set for May 2, 2005 at 4:00 p.m. at the Kirkpatrick Management offices. If any homeowner has a topic they would like discussed please contact one of the Board members.

Dave Fiscus
President

Friendly Oakmont Reminders

- Cars are supposed to be parked in garages and driveways. Please don't park in the street as it creates safety hazards for our children.
- Parking of Commercial vehicles. They are supposed to be parked in the garages.
- Parking of boats, trailers, etc. outside the property. The vehicle should be parked inside the homeowner's garage.
- Notification to the Board before having a garage sale
- If you are taking your pet for a neighborhood stroll, please take along a plastic bag and clean up after it. This creates a safety hazard for other neighbors and messes up yards they have worked hard to develop and maintain.

Off-road Vehicles Prohibited

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.

A Message from the Vice President

Hello to all and a Big Welcome to Spring!

I don't know about you but I was certainly beginning to wonder if Spring was ever going to get here. Along with warmer weather comes the reappearance of neighbors we might not have seen since before Christmas. And when we all begin to get out and walk our dogs, take the kids to the playground or go for a walk on our wonderful Nature Trails and visit with our neighbors on the sidewalks and catch up the events of the last few months please remember some of the basic rules of Neighborhood Hospitality.

This is your community too and we all should take a great deal of pride in the beautiful facilities that we have here. So if you are in the playground area or on the Nature Trails please be courteous and pick up any loose debris that may be blowing around and place it in the Trash cans we have located around the community. If you see suspicious activity that you feel may result in damages to the grounds or a neighbors property don't hesitate to call the police if you feel it is warranted. Get involved, you live here too. We all strive for this community to be a safe environment for our families and prospective new families to live in.

And also with the warm weather comes great times for taking "Man's Best Friend" for a walk. He/she will love you for the exercise BUT don't forget while walking your pet to be prepared for "clean up" if necessary. Don't leave it on the sidewalk or in your neighbor's yard.

Engledow, our Landscape/mowing contractor, maintains the trees along Oakmont Drive and prunes limbs up as needed to allow us to walk on the sidewalks without the interference of limbs. If you have limbs that need trimmed or pruned to allow the sidewalks to be used without interference please trim them back or contact your favorite Landscaper for proper instruction on how to prune your trees.

We anticipate the pool to be open by mid-May for your enjoyment and will be open through Labor Day. Be responsible with your children while at the pool and please remember there is no Lifeguard on duty. It is swim at your own risk. Also don't be afraid to report damage to the Pool Chairs and tables or problems in the Bath House. Report these needed repairs to Bob Lutz at Kirkpatrick Management at (317) 570-4358.

The Pool Codes change every year and will be issued out to all Homeowners that are in good standing (by having their Homeowner's dues paid current) around May 1st. You will receive these codes via the mail from Kirkpatrick Management so keep your eyes open and please don't throw the envelope in the trash without opening it first.

I hope each neighbor in this community has a beautiful Spring and Summer with lots of family and neighbor fun time.

Warmest Regards,
Janet Hawn—Vice President Oakmont HOA

Pool Opening Planned for May 27th

The pool is scheduled to open May 27th. The Van Meter's will run it again this year. Please lend support by cleaning up after yourself and others.

Let's Play a Little Volleyball

Let's play a little Volleyball. Beginning the first Thursday in May, let's meet at the Volleyball court for some Neighborhood Volleyball games. The more people the merrier.

"Before You Dig"—ASC Requests:

Reminder—To help maintain the beauty of your homes and neighborhood, one of the services the HOA provides is additions and/or modifications oversight. Before construction can be started on your home, deck, patio, etc. an ASC request must be submitted to the Board and receive approval to proceed. The forms can be found on the Oakmont website, www.oakmont.info or by contacting Kirkpatrick Management at 570-4358.