



Neighborhood News

A Quarterly Newsletter for Oakmont Residents

Vol. 2006, Iss. 2

What's New?

- Next HOA Board Meetings Scheduled for May 1st and July 10th



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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

Good day to all the residents of Oakmont. I wanted to write a few words to bring you up to speed. Here it is only March, as I write this, and already there have been changes occurring on the Board. Janet Hawn, who served as the interim president last year and elected to president in January asked if she could step down from that position. She felt she could not devote the time to do the job properly. We accepted and she is now serving on the board as Secretary. The end result is that Janet and I exchanged positions. Also, Chuck Waldron decided that he would rather not serve and resigned his position from the Board. We reluctantly accepted his resignation as the remaining members thought that he had brought a new perspective and several new ideas to the Board.

So with those things in mind let me introduce myself to you. My name is Mark Stroud. I have lived in Oakmont for five years this May. I have a wife of seventeen years and a son who will be a freshman at Noblesville High School in the fall. We relocated here from Indianapolis where we had lived for most of lives. We greatly enjoy our home and the community that is Oakmont. Last year I served on the Board as the Secretary and was fulfilling that role this year until elected as President at the last Board meeting. I feel very strongly that every family that lives in Oakmont should take some part in the community. Participation by all will result in better leadership by those elected and a better neighborhood as a result.

Splitting the annual dues into two payments has had an incredibly positive effect. As of our last Board meeting there were only 17 homes that had not paid at least the first half of the dues. This is an outstanding 6.5% down from last years 42% who had not paid at all by the same date. We will continue to aggressively pursue that 6.5% but progress is progress. Also please note you will be receiving a second mailing from Kirkpatrick for the remainder of the annual dues. This payment is due **MAY 1, 2006**. This means your payment must be **received** by Kirkpatrick Management on that date, **not post marked** by that date. Late payment is assessed using the same criteria that most credit card companies use. The Board approved funds to replace and repair pumps on two of the ponds. This work may be already done by the time this makes it to press, but if not it will be soon. The Board is also in the beginning stages of performing a Replacement Reserve study. We target a third quarter completion.

For those who may not have noticed, CENTEX Homes has placed their model home up for sale. CENTEX Homes has decided to not actively market Oakmont as a subdivision any longer. They will continue to build if someone requests to have one of their homes in Oakmont. The biggest result of this decision is that Precedent Development has placed any of the remaining lots into "the first come, first served" category. If you or someone you know is interested in any of the last dozen or so lots that remain please contact Bob Lutz at Kirkpatrick and he can put you in touch we the right people for purchasing.

Spring is finally here. Let's all work together to make this the best year ever for Oakmont.

Mark Stroud—HOA President

Primary Election Day – May 2, 2006

**Contacting Oakmont
HOA Board Members****President****Mark Stroud 774-9733****Vice President****Vacant****Treasurer****Bill Struve 774-0458****Secretary****Janet Hawn 776-3922****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

All of the residents in the Oakmont neighborhood reside in voting Precinct 31. Our precinct votes (along with precinct 32) in the New Life Community Church, 17777 Little Chicago Road. The church is located behind the BP gas station at the intersection of State Road 32 and Little Chicago Road. April 3rd was the last day to have registered to vote and/or change your precinct for this upcoming election. After moving from another Indiana precinct, you may return to your previous precinct to vote one time if you are not yet registered in your new precinct. **Beginning in 2006, all voters are required to show a picture ID when checking in to vote.** If you forget to bring a picture ID with you, you will need to return with the appropriate ID in order to vote. Your other option would be to use a Provisional Ballot to vote, in which case you would have until May 12th to present your picture ID at the Hamilton County Election Office in order for your vote to count. Check with the Hamilton County Election Office (317-776-9632) if you need to vote by absentee ballot—the deadline for receipt of these ballots by the Election Office is noon on May 2nd. You may vote early, in person, at the Hamilton County Election Office during the week prior to the May 2nd election.

ASC Guides Oakmont Home Improvements

As a reminder, the 2006 Architectural Standards Committee has two volunteer members (we would like to have one to three more residents on this committee) who will oversee and review all ASC requests for the year. Gary Miller and Mark Stroud will serve the community in this capacity. Their job is to ensure consistency and compliance with the covenants, while allowing homeowners to make desired changes and enhancements to their homes.

Before you undertake any landscaping projects, structural additions and/or other changes to the outside of your home, please review the covenants and submit your plans to the ASC. The form for this is available on the web site at www.oakmont.info or by contacting Kirkpatrick Management at 317-570-4358.

All projects must be approved by the committee, in accordance with Oakmont covenants and by-laws. Any homeowner who does not receive approval may be required to modify any completed changes to bring them into compliance. Check your covenants for any restrictions.

The ASC ensures that all changes to the outside of homes meet the standards set by the covenants. This protects your property value and the aesthetic appearance of the neighborhood. Please call

Friendly Oakmont Reminders

Please be a considerate neighbor by keeping the following covenant guidelines in mind:

- Cars should be parked in garages and driveways. Please do not park on the street, as this creates safety hazards for our children, violates our covenants and is detrimental to the attractive appearance of the neighborhood.
- Commercial vehicles should be parked in garages.
- Boats, trailers, etc. should be parked inside the homeowner's garage.
- Always notify the Board before having a garage sale.
- When you take your pet for a neighborhood walk, please take along a bag and clean up any messes. Feces left behind can be an environmental problem, and it is an unattractive feature in any neighborhood!
- The maximum speed limit on ALL Oakmont streets is 25 mph. In the interest of the safety of our children and pets, please be sure you and your guests observe the speed limits within our community.

Spring Garage Sale Dates Set

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

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>

March 6th Meeting Summary

Present: All members present and Bob Lutz

Meeting called to order at 6:00 p.m. Vice President Chuck Waldron and agenda as follows:

- 1. Election of New President:** due to resignation of Janet Hawn from her current position as President the board began the discussion to elect a new president. Chuck Waldron nominated Mark Stroud as President, Second by Bill Struve, 7- in favor, 0- opposed.
- 2. With the election of Mark Stroud to President** that left the office of Secretary vacant. Mark made the nomination of Janet to Secretary and that motion was 2nd by Randy Kent 7- in favor, 0- opposed.
- 3. January 23, 2006 minutes** were submitted for approved.
- 4. Financials:** February Financials: Beginning Balance: \$81,160.88, Receipts \$13,408.91, Exp. \$4,322.71, Ending Balance \$90,247.08. January Financials: Beginning Balance: \$20,546.89, Receipts: \$66,932.99, Exp. \$ 6,319.00, Ending Balance \$81,160.88. Motion was made by Chuck to approve the financial and 2nd by Mark. 7- in favor 0- opposed

Also in the February financials it was noted that our payment for land and rebuilding the Highway 38 entrance has been received and deposited into a separate account from the operational account and the Reserve account. Payment received from the state was \$65,100.00 and interest earned for the month of February 2006 was \$63.42. Discussion surrounding this account and the possibility of placing the majority of this deposit into a larger interest bearing account was tabled pending learning what options are available. Further discussion at the next meeting.

The monthly expense of the light lease was discussed to determine if the Board was in a position to pay this lease off early. It was noted that this lease will be paid in full in July 2007. Discussion was tabled at this time.

5. Unpaid Dues: Update provided by Bob Lutz concerning number of homeowners that have not paid any portion of their 2006 HOA dues. At this time we only have 17 homes that have not paid their first installment, which equates to approximately 6.5% down from 42% one year ago. The Board feels this is significant and that the dual payments are responsible for this increase. Any homeowner that has missed the first payment deadline will be assessed a \$50 late fee and notices mailed from Kirkpatrick. Kirkpatrick management will also be providing a second notice mailing in April to remind the remaining homeowners of the second installment due on May 1st. Pool codes will not be mailed to any delinquent homeowners in the community until dues are paid in full.

6. Fountain Estimates: Bob provided the Board with 2 estimates for a larger pump for the large pond between Oakmont Drive and Benton Oak Drive. The first bid was from ASAP Aquatics (whom we have our current maintenance contract with). The current size pumps we have been using is undersized and offers very little aeration value. The proposal is for a new Otterbine C3 fountain that carries a 5-year warranty on the fountain. ASAP's bid included labor to install the new fountain and control panel and timer for \$4844.09. Second bid was from Ponds RX for the same unit, Otterbine C3 but does not include installation or electrical work that would need to be done. Ponds Rx bid was for \$4332.00. Additional expense would be incurred for electrical, trenching, etc. bringing their bid up to almost the same as ASAP Aquatics at \$4800.00 approximately. Discussion surrounding our current experience with ASAP Aquatics brought up the small pump for the pond at the Greens that had burned out shortly after warranty had expired. Bob Lutz is to provide maintenance history on this fountain and the discussion was tabled until this information is presented to the board.

7. Update on Soccer Field Goal: Roger had provided and estimated cost of materials to build the proposed permanently placed soccer goal in our common area located behind the basketball goals. Approximate cost is \$50.00 and Roger has graciously agreed to speak with each of the



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

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

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You matter to God...
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Oakmont Residents only rent this space.

Reach ~270 homes for \$25.

E-mail communications@oakmont.info

For more information.



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...

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.

Movie Nights Target a June Start

Watch for signs starting in June about community Saturday night at the movies at the Pool Parking lot. Suggestions for movies you and your family might enjoy watching are greatly appreciated. Contact Janet Hawn 776-3922 or jrhawn@sbcglobal.net

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neighbors that have property that abuts to this common area before construction begin. In the event that the majority agree with putting this goal in place Roger has agreed to donate his labor and will be happy for any volunteers to assist him. He will update at the next meeting.

8. **Homeowner Requests:** Mark Stroud presented a letter from a homeowner in the community that had experienced some difficulty with the post office causing a delay in her payment being received on time. This delay was out of her control. Mark made the motion to exempt the late fee on account #03224. 2nd by Randy 7- in favor 0- opposed Motion carried

9. **Stop Sign updates:** City Traffic Committee met on March 2nd, 2006. The Board has not yet been notified of the outcome of the traffic study and if counters will be placed.

10. **(A) New business:** CreeksEdge Common Area has large tree that appears to be dead and is within striking distance of one of the homes. Bob is to obtain estimates to remove this tree.

(B) Centex has withdrawn from actively marketing the Oakmont community and have placed their model home on the market to sale. There are approximately 15 lots available for purchase in the Greens/Glen and CreeksEdge as well as 4 lots in the Villages. These lots are available for purchase through Precedent and with a builder chosen by the purchaser.

11. **Second Quarter newsletter:** articles were requested to be to the Communications Head by March 27th, 2006 and newsletter to be ready for distribution by April 7th, 2006.

Meeting Adjourned at 8:04 p.m.