

What's New?

- Annual HOA Meeting set for October 14 at 7:00pm
- Pool to stay open through September 22
- Fall Garage Sale Sept 26-27



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www.oakmont.info

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Oakmont Annual HOA Meeting Set

This has been a very productive year for the Oakmont Homeowners Association Board. With this year's addition of two new Board members, Dave Fiscus and Brian Talbot, along with Gail Kahl, Tom Robert and myself, much was accomplished. Major accomplishments for 2003 were:

- Establish a list of guiding principles, which will help, set the direction for the future Neighborhood Association Boards. These principles are:
 - 1) Maintain or improve community property values
 - 2) Fiscal management of community assets with best value practices
 - 3) Manage community growth
 - 4) Provide for a family-oriented neighborhood
 - 5) Maintain and improve the community appearance consistent with rationale for homeowners purchasing homes in Oakmont.
- Greatly enhance the community appearance over previous year. Signing up with Engledow Landscape has greatly enhanced our neighborhood appearance. But also shown prospective buyers that Oakmont is a great place to live compared to other surrounding communities.
- Developed and implemented a strategic operational plan for the board.
- Redesigned, developed and implemented the Oakmont website, where homeowners can get information about the neighborhood and upcoming neighborhood events.
- Held a Neighborhood Cleanup day in April with very limited support from the community.
- Held three neighborhood events again with very limited support from the community.
- Continued with the Spring and Fall

neighborhood Garage Sales. The spring event was a tremendous success, with over 75 homes participating. The Fall Garage Sale will be held on September 26—27th.

- Held four board meetings after 5:00 pm, which provided ease for Oakmont Homeowners to attend. This year, only one homeowner attended.
- The Oakmont Pool was opened on Friday before Memorial Day and has been up and running without any lost of time due to maintenance. I personally want to thank the Van Meters for doing an outstanding job managing the pool this year.
- The Board voted to keep the Oakmont pool open until September 22, this year. This allows for Oakmont Homeowners to enjoy the pool, even after Labor Day, for a second year in a row.
- Established an operational budget for 2004.

These are just a few of the things that the Oakmont Board accomplished this year. I have to say that we met our guiding principles for this year.

This year annual budget meeting will be held on October 14, 2003 at the Forest Park Inn beginning at 7:00 pm. The meeting is critical to the ongoing operations of the community. We will be approving the 2004 budget, which will be sent out to each Homeowner in September for you to review. Please review the budget prior to the meeting and contact your board members about any questions you may have about the budget.

Three new Oakmont HOA board members will be elected at this meeting. The terms of Tom Roberts, Gail Kahl and myself (Len Smith) expire after the annual 2003 budget meeting, so the community must elect three new members to replace those of us leaving the board. This is a critical election because the new members coming on to the board will help set the direction for the community

**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 usually the third Thursday of each month. The first 15 minutes are open for homeowners 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

The Board Report

As we head into the Oakmont HOA Annual Meeting, we can look back at a very busy and very smooth running summer full of activities and actions. Board meetings took place in June and August. Topics of discussion ranged from covenants and by-laws issues to the annual budget, and everything in between.

From a financial perspective, Oakmont is operating well, with a delinquency rate of less than 3%,--far below the national average. The reserve fund is fully funded for this year, bringing the total to over \$20,000. This is an important building block in ensuring our community will not face undue strain in the future. We remain on budget, even with some unexpected "extras".

An extremely wet year has been met with an outstanding grounds maintenance effort by Engledow Landscape. Additional flower beds and common area maintenance was worked into the existing budget. Pond maintenance has improved, as well.

The Oakmont pool ran smooth all summer. The pool closing was postponed until September 22, giving us all a little more summer. There were no reported problems or issues with the pool this year.

Monthly events and activities were held,

despite the low turn out. All events and activities are regularly posted, in advance, on the Oakmont web site. Future events will probably be limited in number, as it seems most residents don't attend these activities. The Annual Fall Garage Sale is planned for September 26-27. The Annual Meeting is planned for October 14 at 7:00pm at the Forest Park Inn in Noblesville.

ASC requests were discussed by the board, including many requests for variances on fences. While there was merit to most of these requests, fence variances were denied, in accordance with covenants and by-laws, and precedence.

The budgeting process for 2004 was discussed, in depth. Vendor bids were reviewed and negotiated to obtain "best value" for the neighborhood. Cheapest isn't always best.

Finally, we reviewed the goals for the year, and assessed where the HOA did well, and where there was room for improvement. Although there is always more to do, the HOA has been effective at making the community a better place to live.

We encourage you all to attend the annual meeting and get more involved in your Oakmont community.

Annual Meeting Set: Get Involved

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over the next two years. Your property values and annual dues could be greatly affected by the members you elect. If you are interested in running for the board please contact Bob Lutz at 570-4358.

And last, **Thank You**. I personally want to thank all the current members of the board which I have had the pleasure to work with this year—Tom Roberts, Gail Kahl, Dave Fiscus and Brian Talbot. You have done an outstanding job of working as a team to make 2003 a successful year for the Association. I also want to thank Mark McMorrine for working to bring the Oakmont web site online, and managing the operations of the web site. I also extend thanks to the Van

Meters for managing the Oakmont Pool this year. You've done a super job. Also thanks to the neighbors of the community for allowing me to serve on the Oakmont board over the past two years.

See you at the Annual Budget meeting on October 14, but more importantly don't hesitate to contact me if you have any questions regarding the budget for F'2004.

Sincerely,

Len Smith
President Oakmont Association Board

Neighborhood Safety Begins With Each Of Us

A neighborhood homeowner recently reported that at a Labor Day cookout with neighbors, they found out about a group of minors from outside Oakmont trying to get into homes, and succeeding into one. Some of these accused minors have prior criminal offenses.

The minors were looking into homes to see if people were present. They managed to get into one garage, and tried to get into one house by prying open the screen on the sliding glass door. These people have been spotted in backyards, on decks, and peering into windows.

Teens from outside the neighborhood have been found at the Oakmont pool without accompaniment of an Oakmont homeowner. Vandalism around Oakmont, including people in the pool area in the middle of the night, is a neighborhood problem that we all need to watch out for.

We have discussed a Crime Watch program for Oakmont, but Noblesville does not currently have a formalized Crime Watch program. In the next few months, Hamilton County will institute a formalized program that we will join. We'll have more details on the web site as they become available.

Covenants & By-Laws Protect the Community

As a planned community, Oakmont has well-defined covenants to serve as a guide for protecting the value of the neighborhood for all homeowners. Make sure you are familiar with the covenants and by-laws. These are the rules that we all agree to live by, for the betterment of the community.

The covenants are posted on the Oakmont web site (www.oakmont.info). You can search the html version there, or print out the PDF version, if you need another copy.

Some of the most frequent questions revolve around architectural standards (especially fences), parking of vehicles and running the association. All of the information is there for you to review. Please take advantage of that convenience.

The Architectural Standards Committee has been very busy this summer with requests for

We have had requests and discussions around making Oakmont a gated community. The reality is that it isn't financially practical or even legally possible, as our streets are public venues rather than private.

There are things we can all do to help make Oakmont an even safer place to live.

- Keep aware of what's going on in our neighborhood.
- Keep lights on and an eye open around your house and your street.
- Know your neighbors. Did you know we have five police officers that live in Oakmont?
- Speak up when something doesn't seem right. Don't ignore a situation or feel it's not your place to say anything.

The neighborhood belongs to all of us. We all pay dues to keep it a nice, attractive and safe place to live. We all need to create awareness among our neighbors about what's going on in the neighborhood.

Having vandalism of homes is a wake up call for the neighborhood. Let's all pull together and keep Oakmont as a great place to live.

home improvements. Fence issues continue to be a key topic, with requests for variations on the four foot height limitation. This has always been a part of the Oakmont covenants. Some homeowners have had to modify their fences after they were built to meet the standards. Therefore, please be very aware of the covenants and submit all fence requests to the ASC before putting up a fence.

Other items to keep in mind include: vehicles are to be parked only in garages or on driveways; commercial vehicles, watercraft and campers may only be parked in enclosed garages; and garbage, including grass clippings, are to be stored inside the residence or garage, except on trash pick-up days.

Let's all be respectful of our neighbors, and follow the covenants and by-laws.

Run For The Board

Elections for the Oakmont HOA Board will take place at the Annual Meeting, October 14, 2003. There are three open seats on the board. Each seat is a two year term, with monthly or bi-monthly meetings.

If you are interested in running for the board, please notify Bob Lutz at Kirkpatrick Management

Back to School Reminder

Now that school is back in session, watch out for our children waiting for the school bus in the mornings. Also, if your child waits for the school bus, please remind him or her to be respectful of other neighbors. Some homeowners have had children running through their yard, swinging on trees, and generally being disrespectful to others.

The Vote Is In: No More Ads

There are no longer business ads in the Oakmont HOA newsletter. There was much discussion around the topic and a poll was taken on website at www.oakmont.info to get input. Over 50% of the vote was for not having ads in the community newsletter, paid or unpaid. Until this topic comes up again, business ads will not be a part of our neighborhood communications.

Oakmont Neighborhood Upcoming Events

Oakmont Pool To Close September 22

In an effort to extend summer, the Oakmont Pool will not close for the season until September 22. Signs have been posted at the pool since mid-August, for those who take advantage of the pool. Special thanks to the Van Meter family, who have been working hard to take good care of the pool this summer. They did a great job, and made beating the summer heat a little easier!

Oakmont Fall Yard Sale

September 26-27; 8a-4p

Here it is!! Grab those home decorations that just don't work in your current décor. Clean out those closets of the clothes that truly do not fit anymore. Haul out that chair that a slip-cover really does not improve.

The Fall Extravaganza that all of Hamilton County is talking about. The Oakmont Fall Garage Sale will be September 26 and 27 (Friday and Saturday) from 8 AM to 4 PM. Banners will be placed at both entrances of Oakmont. Ads will be placed in the newspapers. Remind your neighbors. Let's start frenzy!!!

Participate In Oakmont Community Events

The Oakmont Homeowner's Association board members decided last December that each of us would monitor five specific sectors within this fine community. The Community Special Events sector is responsible for organizing various events for the homeowners and their families. To honor your requests, two annual garage sales (spring/fall) were organized. A spring clean-up occurred in April. Although relatively few homeowners volunteered their time, several tasks were accomplished to avoid extra expense from our annual budget. Trash pick-up, painting all of the benches throughout the common areas, preparation of the volleyball court and playground, and beautifying drainage areas were completed in a short period of time.

Another request that was made, was to have monthly activities to allow us to get to know each other and for each of you to have direct access to each board member. The board cooked up hot dogs and hamburgers on the planned last Saturday in April, May and June. Due to poor attendance, we decided to discontinue the cook-outs in July and planned softball and volleyball games instead. Two children attended that event. Although the dialogue with the board members was important, it lacked the intended goal of having community events for the homeowners' participation.

As I leave my two-year term, I can only guess the answers for the low attendance in community events. I am sure that one of the

main complaints will be the lack of notice for the events. I had hoped that through the website, placards, and flyers at least two weeks prior to each event, most homeowners were aware of upcoming events. My second guess for the low attendance is that most homeowners truly do not desire to be involved in community special events. The fall garage sale will be held on September 26 & 27. We did decide that will be the last special event planned for the 2003 HOA year.

At our board meeting in August, we began preparations for the 2003 annual meeting in October. I wish I could say we have recovered from the free-for-all that occurred at the annual meeting in 2002. I can say that the heated dialogues were heard by each of the board members and we have done our best to be proactive and responsive.

I encourage each of you to get to know your neighbors by first name, organize block parties, spend time in the common areas as you greet and talk to each other. Being a board member is not a paid position. Several hours are volunteered each month as we represent the Oakmont community. Each of you define "home" and "community" in separate ways as that definition meets your individual needs and desires. I encourage you to expand the definition of "neighbor" to be more than living near another.

Gail Kahl
Vice-President

It's Your Chance To Make A Difference

It was me. Last fall, I took a look at the neighborhood and decided I could do it better. I wrote a letter in response to the 2003 proposed budget, got people all fired up, and went to the annual homeowners' meeting with questions. We all had questions. Some questioned why it was costing so much. Some questioned why others couldn't see the value that was being proposed. Some questioned people's actions, motives and character. By the end, I questioned why I even opened my mouth.

But, I did. And I put my money where my mouth was. And I ran for the board and was elected to serve the community.

I have enjoyed doing my part this year. I have had my eyes opened to some of the realities about how neighborhoods operate, the "80/20" rule of participation, the value of getting what you pay for, and the challenges of encouraging new thoughts and behaviors.

As I get ready to serve my second year, I encourage everyone to consider what they want to do around Oakmont this next year. It's my own, "put up or shut up" challenge. It's your chance to make a difference in your own backyard. I look forward to hearing from you.

Brian Talbot
Oakmont HOA Board Member