



Neighborhood News

A Quarterly Newsletter for Oakmont Residents

Vol. 2005, Iss. 3

What's New?

- Next HOA Board Meeting Scheduled for Sept. 12th.
- Saturday Night at the Movies scheduled for July 23rd.



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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

Now that the heat of summer is upon us I would like to take the opportunity to remind everyone of a couple of things about the use of the pool. First, please refrain from using or taking any type of glass container into the pool area. This is for everyone's safety. We have had a couple of instances where glass bottles have been found during clean up and ask that these stay outside the pool area at all times. Second, we ask that if you plan on having a pool party that you contact Bob Lutz at Kirkpatrick Management (317-570-4358) and inform him of your plans to do so. We further ask that these be restricted to the evening hours when the pool is less crowded (6 p.m. or later). Lastly, we have had a couple of incidences over the last two years of profanity being used at the pool. In fact, in one case an adult was the target of the abuse. If anyone is caught using profanity or other language deemed unacceptable at the pool his or her pool privileges will be suspended for two weeks. A second offense will result in the privileges being revoked for the year. Many families and young children take advantage of using the pool and we simply cannot allow this to be tolerated. Remember, the pool is great feature of this community. Let's make sure that it is safe and enjoyable for everyone to use.

Sometime in the near future you will be receiving a survey from several Oakmont residents concerning the State Road 38 expansion. The Board asks that you read the information and respond to the voluntary survey. It is important to understand that the Board neither supports nor opposes the position of these residents. The Board however does recognize the need to communicate this difficult issue before the community.

Weather permitting we have July 23rd slated as the first Movie Night for 2005. If anyone is interested in volunteering for this event please contact a Board member.

Within the next couple of months the Board will begin to put together next year's operating budget. I want to take this opportunity to let everyone know there is a chance that we will see a slight increase in our homeowner's dues. We have been able to hold dues steady for the last three years but with the rise in fuel and utility costs it will make it difficult to hold them at the same level for next year. There also has been a slowdown in the number of new homes being constructed in Oakmont. We budgeted to for 288 dues paying homes this year and project we will fall short of this number by the time of our Annual Homeowner's Meeting. Additionally, there has been an increase in foreclosures resulting in higher than expected uncollectibles. As you can see, there are multiple factors at work.

Please email questions to the Board from our web site, www.oakmont.info.

Dave Fiscus
President Oakmont Homeowner's Association

Saturday Night as the Movies Planned for July 23rd Looking for a Volunteer

Weather permitting, we plan to have Saturday Night at the Movies on July 23rd. Grab your lawn chairs, blankets and snacks, and join us for an evening of fun, relaxation, fellowship and family bonding. Though we haven't decided on a title, it will be a wholesome family movie and will start around dusk.

We are looking for a homeowner volunteer to assist with this event. Please contact one of the board members if you are able to help.

June 23rd Meeting Summary

**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

Present: All Members, Bob Lutz

First agenda: Presentation was made by homeowners with houses along St. Hwy 38. Presentation included all information that is currently known regarding the widening of highway 38. The construction project starts at Logan St. and runs past Little Chicago. A left turn lane will be added, the elevation will change to increase line of sight, and the curve will be straightened. The state will be taking 35 additional feet of private property for additional right-of-way by eminent domain. These homeowners will be compensated monetarily for the value of land lost, improvements on that land (fences, trees, etc.) and depreciation of land value. One unimproved lot will not be large enough to build on after the project is finished, a decision must be made on what will happen with that lot. (Currently Precedent Development still owns that lot) Also Precedent wants the entrance signs rebuilt after road project is finished. We know this much for sure. The state will be widening the road. To do so they will be removing all of the trees on the northern border of Oakmont as well as the fencing and any mounding. As far as the where and how the road will be or look upon completion is still unknown. Homeowner's presentation was for the HOA to build approx. 800' of pre-cast concrete wall along the northern boundary at a cost of between \$47,000-\$53,000. Board advised homeowners in the proper procedure to present before the entire voting community for said project. Vote tabled to later date.

Second Agenda: It was also brought to the board's attention that the pond lights and pumps electrical switches were easy access to anyone in the community, and that some people had been taking advantage of this by turning on and off the lights as to how they best saw fit. Recommendation has been made to install common core padlocks on all of the electrical boxes to prevent future abuse. 7 Ponds with six pumps lights should cost less than \$100. Approved

May had a beginning balance of \$\$93,593.28. Account receivables for May were \$2,308.98, and expenditures were \$18,006.45. Ending balance was \$77,895.81. Updated financials through June 23, 2005, We have twelve unpaid addresses totaling \$9,043.78. Four of the twelve four are in foreclosure for a total of \$2,626.00. There is no means to collect on a property in foreclosure. One homeowner owes \$4,200.00. We are in line to garnish wages. We will need to initiate legal action on the remaining seven. We voted last meeting to stop funding the reserve. Current projections for the year are \$144,200.00 with \$14,106.90.

Various other items discussed voted upon:

Bob will be contacting Polly Panda regarding the weeds along the northern edge of their property to get them mowed. The board discussed various methods of extending and/or increasing the amount of late fees to non-paying homeowners, looking at ways to justify and collect. Board members are to send collection policy recommendations to the board members and to Bob. This issue is to be revisited at later venue. Board voted to continue Saturday Night Movies at least for the month of July to see what amount of attendance, possible dates are July 9th or 16th. (Editor note subsequently changed to the 23rd.) We determined Bob should call the health department on abandoned house in Oakmont Green. We also discussed various incidents that have happened at the pool this summer. Incidents have been negative or derogatory in nature. Possible future various rules of conduct to be drafted and past to all homeowners, posted in pool areas. If not followed possible suspension of privileges. Vote to allow Oakmont homeowners in good standing to advertise in Oakmont newsletter, back page, possible 10 spots first come first serve \$25 per spot. Raised issue of speeding in the subdivision, will be having a meeting with Noblesville Police Dept to help correct.

We discussed the highway 38 situation. The board decided that Bob should contact the affected homeowners and ask them to draft a letter. Once received, we will obtain a legal opinion, and once received, perform the distribution of the letter.

Respectfully submitted,

Mark Stroud – HOA Secretary

Oakmont Neighborhood Upcoming Events

The Newcomer's Club of Northeast Hamilton County meets Monday, August 8, 2005 at 7:00 p.m. at the First Presbyterian Church, 1207 Conner Street in Noblesville. Juli Haney from the Make-A-Wish Foundation will present the program. Everyone is welcome. For more information, contact Meg Tomlin 867-1989.

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>

Pool Rules

- Children under 14 must be accompanied by an adult over 18.
- No glass containers within the fenced in area.
- No diving in the pool.
- No running on pool surface.
- No horseplay in the pool.
- No food or drink in or around the pool.
- No profanity.

May 5th Meeting Summary

Present: All members and Bob Lutz

Financials for year are based on 288 lots. Currently there are 270 dues capable lots. We have received \$105,281.80 year-to-date against a budget amount of \$112,315.00. There is an unusually high number of foreclosures that are straining the finances. Current delinquents are \$14,896.48. Of which, \$4885 is uncollectible due to foreclosures. This leaves \$10,011.00 for possible collection. (\$4200 being owed by one family) leaving possible max collectible for year @ \$5,811.00. Our account receivables projected total of \$118,126.00. Budget amount for year is \$152,640.00 resulting in \$34,514.00 shortfall.

April had a beginning balance of \$100,489.02. Account receivables for April were \$7,591.21, and expenditures were \$14,486.95. Ending balance was \$93,593.28.

Dave Fiscus made motion to suspend funding of the reserve fund so as to help make-up budget shortfall. This would prevent having to "borrow" from the reserve fund later in the year. Janet Hawn second and the motion passed 5-0.

Jan Howe of Precedent Development Corp. Precedent provided a Highway 38 turn lane expansion update. She indicated that Precedent Development Corp. Precedent has authorized payment for the north entrance sign value to be paid to the HOA. The state will pay what they determine to be the value of current signs and landscaping. They also will include compensation for installation of the new sign.

A home owner whose property borders highway 38 has asked the HOA build a brick wall along the boundary between the highway and the 5 or 6 lots that abut the new construction. The board feels that this would best be put before the voting body (the subdivision) during annual meeting as this would required several thousands of dollars to construct. Also the board feels that it is in the best interest of everyone to delay a decision until all construction is completed and restitution has been made to all parties involved. At that time any variances for construction of fencing and/or walling can be determined.

Pool will open the weekend of May 14th.

The common area lawn and tree maintenance contract expires this year. Engledow attended the March meeting to answer questions the Board had about their products and services. Subsequently, Engledow submitted a proposal for a two year contract. A motion was made by Dave Fiscus and seconded by Randy Kent, that we accept the proposal which has a 3% per year increase. Motion passed.

Respectfully submitted,

Mark Stroud – HOA Secretary



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.

Oakmont Residents only rent this space.

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E-mail communications@oakmont.info

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