



# Neighborhood News

A Quarterly Newsletter for Oakmont Residents

Vol. 2006, Iss. 3

## What's New?

- Next HOA Board Meetings Scheduled for August 7th and September 11th



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

[www.oakmont.info](http://www.oakmont.info)

### Amber Alert URL

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

## A Message from the President

Where is the time going? By the time this letter hits the streets June will be over and the year will be half done. It has been an extremely busy first half of the year. I don't want to take any more time away from your summer than is absolutely necessary so just a few words to try to catch everyone up to date.

Great news this has been the best year ever for the neighborhood and annual dues. Currently we are \$478.20 above our projected receivables versus annual budget. We have only 4 houses that have not paid this year's annual dues. Two of these the homeowners have vacated the property the third is already into foreclosure proceedings and the fourth the board is in legal proceedings against. There are three homes that have paid at least half. We are trying to collect the remainder along with six homes that owe a small amount or only a late fee. That is a whopping 95.6% who have paid their full dues. Subtract out the minor amounts and the figure jumps to better than 98%. My personal thanks go to all who are in good standing with the HOA. Splitting the dues payment was a risk since we have to pay many of our bills up-front. As long as participation remains this high it will be much easier to leave the payment split next year.

Daylight Saving Time has altered the way many of us are spending our summer, and to that, the Board has decided that Sunday through Thursday pool hours will remain as before 9:00 – 9:00. Then on Friday and Saturday the pool will remain open an extra hour to 10:00 p.m.. Also due to DST it is staying light out until well after 9:00 p.m. Since Saturday Night at the Movies was supposed to be a family outing, any movie that we chose would not start until 10:00 p.m. and conclude around midnight. Therefore we are going to suspend Family Movie Night.. We are looking for alternatives and if anyone has any ideas please contact a board member.

Speaking of the pool, this year it has been a huge success over previous years. It is taking full time effort from our maintenance team to keep it in tip-top shape. The gentleman that treats our pool and keeps it vacuumed and clean is having to visit us nearly everyday to stay ahead and keep the water clear. His assessment is that people are using it more this year than in any other year. With this in mind please remember that the pool is for the whole neighborhood and everyone pays to use it. If you happen to be in the pool area and someone is using the pool for other reasons than intended please say something to them or contact a board member who can address the situation. And if a summer storm blows in please fold down the umbrellas, we have already lost one table and a new umbrella this season.

A couple of last things the board has received numerous complaints on two issues. Item one is un-mowed and uncared for lawns and yards. Many people spend much of their "spare" time maintaining their yards and landscapes. Although it is not mandatory that everyone have a picture perfect lawn it, but it is a requirement that basic lawn maintenance and upkeep be maintained. This includes mowing, and if necessary trimming as well as outdoor maintenance of the premises, and trash removal. Item two is of unleashed pets running around the neighborhood and this doesn't mean while their owners are near and walking with them. I am referring to people waking up and finding dogs and cats tearing up the garbage or finding animal "leftovers" in their front yards. Folks these items are common courtesies that we have all agreed to when we moved here to Oakmont if you are an offender please refrain from further inciting your neighbors.

Mark Stroud—HOA President

**June 8th Meeting Summary**

**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](mailto: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](mailto:communications@oakmont.info)

Present: Randy Kent, Roger Hintz, Gary Miller, Bill Struve, Mark Stroud and Bob Lutz

Item 1: Update from Kirkpatrick. The nature trail was mulched and cleaned by an outside company. The maintenance ended up being done over several days due to the amount of standing water in the area. Further attention will need to be done on the southern end due to water levels continuing to wash away mulch and the trail. Two trees were also removed by the same company one along the southwestern edge of the bridge near Creeks Edge. The other tree was by the playground, which after much discussion a alternative approach might have been more appropriate.

There are now two new builders in Oakmont. Dream Builders out of Kokomo and NSI a local builder here in Noblesville. These homes are being backed by Precedent which is the original developer of Oakmont and upon selling we will have five additional dues paying homes.

Pool furniture has been re-strapped and new chairs delivered. A total of 17 chairs were repaired and 10 additional chairs were purchased.

New fountain will be delivered and installed the week after June 9<sup>th</sup>. Also an additional pond fountain has cease operation and is not repairable. Currently there is not enough funds left in the reserve that has not been already committed to buy an addition 5-year pump. A proposal to install a new 1-year pump would cost approx \$1400. Randy Kent made a motion to forego spending this money on a pump that has proven to be unreliable as in all odds it will need replacing again next year as well, and instead waiting until there are enough funds to purchase one of the better pumps. Motion seconded by Gary Miller and vote in favor carries. 4 For 1 Against

**Financials for May**

Beginning Balance	\$88,140.04
Semi annual dues received	+ 27265.46
Interest	+ 34.05
Late charges paid	+ 300.00
Misc. Income	+ 200.00
Disbursements	- 26347.18
Ending Balance	<u>\$ 89,592.37</u>

Replacement Reserve	
Beginning balance	\$11,603.04
Deposits	\$ 833.00
Interest	<u>\$ 24.08</u>
Ending Balance	\$12,603.04
Final Reserve Balance	\$ 1,955.28

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**Oakmont Mail Boxes**

New mail boxes that meet the Oakmont Covenant can be purchased from Caporale Post, Greenwood, Indiana. Their telephone number is 317-883-3725. The price for the larger mailboxes with the lettering (found in most of the neighborhood) is \$65.00. The smaller box with only the house number (found in Oakmont Green) can be purchased for \$35.00. The cost for having the box mailed to your home is \$13.95.

Paint for painting your mailbox post can be obtained from Porter Paints, located north of the Home Depot store in Noblesville. The color is Caporale Beige and the cost is \$11.95, plus tax, for a quart of latex paint.

**Fall Garage Sale Dates Set**

Mark your calendar for the annual Fall Garage sale dates of September 15th and 16th. The Association will advertise in the local Noblesville Ledger and Daily Times. Signs will be posted at the Highway 32 entrance only, as the city prohibits us from putting up large signs at both entrances.

**June 8th Meeting Summary Cont'd from Page 2**

Miscellaneous  
Contact  
Information

Indiana Sheriff's Sex Of-  
fender Registry

[http://www.insor.org/  
insasoweb/](http://www.insor.org/insasoweb/)

Hamilton County Conven-  
tion Bureau Events Calendar

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

Noblesville Information

[http://  
www.cityofnoblesville.org/](http://www.cityofnoblesville.org/)  
  
<http://www.noblesville.org/>

Hamilton County Info

[http://  
www.co.hamilton.in.us/](http://www.co.hamilton.in.us/)

Places of Interest

Conner Prairie  
[http://  
www.connerprairie.org/](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.verizonwirelessmusicce  
nter.com/main.html](http://www.verizonwirelessmusiccenter.com/main.html)

Replacement disbursements yet to be paid	Ponds	\$ 9,372.76
	Chairs	<u>\$ 1,275.00</u>
		\$10,647.76
Final Reserve Balance		\$ 1,955.28
Total Dues paid to date		\$156,830.70
Total Budget for year		<u>\$156,975.00</u>
Total		\$ - 145.00
Current Outstanding for year		\$ 5471.41
Realistic Collection		\$ 3496.41
Possible Total receivables for 2006		\$160,327.10
Thus exceeding budget by		\$ 3,352.11

Currently One homeowner the board has taken legal action against to collect on non-paid dues. There are two additional homes that have not paid and have abandoned the properties with no forwarding addresses and no contact. There are an additional 5 homes that have paid at least half of the current dues but not all as of May 31. Motion to Accept budget as presented Approved 5-0

Item 2 Day Light Saving Time

Due to Indiana switching to Eastern Daylight Time the board has decided that on Friday and Saturday nights the pool hours will be extended until 10:00 pm. Thus the hours will be 9:00 to 9:00 Sunday through Thursday and 9:00 to 10:00 on Friday and Saturday.

Also due to the fact that it is staying daylight later approaching 10:00 pm Movie Night is being suspended as it would be near midnight before movies could be concluded. Motion to accept approved 5-0

The board is looking for alternatives to replace this family activity.

Item 3 Reserve Study

Kirkpatrick Management will assist in completion of a Replacement Reserve Study to be completed prior to the Annual HOA meeting that occurs in October.

Item 4 Annual Meeting Locations

The board is currently researching locations in which to have the annual meeting. Location will be decided upon at the next meeting and that information will be provided in the letter that with next years budget mailed to each homeowner.

Item 5 Creation of a sub-committee

The board has agreed to the formation of a committee that will consist of several homeowners to assist the board. This committee will hopefully help accomplish several things namely it will involve more neighbors into the decision making process of the Board as well as help get information out to the community.

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**No Dumping Allowed**

It's been brought to our attention that some homeowners are dumping yard waste, tree trimmings and other miscellaneous items on HOA property. Let it be known that there is not a HOA Board policy past nor present that allows for disposal of any kind on HOA property. We do not condone it, will not tolerate it, and will prosecute to the fullest extent of the law to protect the beauty of the community, our home values, and the nature preserve.

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**HOA Board Takes a Different Approach with Pond Pumps**

The pond pumps that we have been purchasing carry a one year warranty normally last 18-24 months. Pond pump replacement is the single highest funded item from the capital Reserve Fund. The last two pumps cost about 2 1/2 times as much , but carry a five year warranty. Unfortunately, this has drawn the reserve down, so we've decided to delay purchase on remaining pumps until 2007.



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

Sunday Worship: 8:30 AM & 10:00 AM  
Website: [www.hdchristian.org](http://www.hdchristian.org)

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

Oakmont Residents only rent this space.

Reach ~270 homes for \$25.

E-mail [communications@oakmont.info](mailto: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.

### Advice for Bird Feeders and Watchers

It is safe to watch and feed birds?

To avoid contracting illnesses from wild birds, you should wash your hands thoroughly with soap or hand sanitizer after handling bird feeders, bird nests, birdbaths, or water contaminated by bird droppings. Avoid touching bird droppings or dead birds. If you must move a dead bird, use disposable gloves or double plastic bags.

To date, the highly pathogenic H5N1 virus has not been found in birds or people in North America. Where the virus has been found, there have been no documented reports of transmission from wild birds to humans except for an unconfirmed report that patients in Azerbaijan may have become ill after defeathering swans. For more information about this case see the World Health Organization page, "Avian influenza - situation in Azerbaijan."

In most cases, humans have been infected through close contact with diseased poultry, infected bird products (feathers, manure, etc.), or contaminated surfaces, such as dirt, water or cages. Among wild birds, waterfowl and shorebirds seem to be most affected by out beaks of high pathogenic H5N1 so far.

In the event that there is an outbreak of the highly pathogenic H5N1 virus in your area, it would be important to avoid touching dead or sick birds. In the area of an outbreak, handle birds through mist netting or rehabilitation, or if you monitor bird nests in the area of an outbreak, you should follow safety precautions as outlined by the USGS National Wildlife Center.

Additional information and advice for bird watchers may be found at the links below:

1. <http://www.usgs.gov/>
2. <http://www.nwhc.usgs.gov/>
3. <http://www.usda.gov/wps/portal/usdahome>

This information came from the Cornell Lab of Ornithology. Please see their web site for more information.