

What's New?

- New Board Members Elected At Annual Meeting
- Centex Homes Improving Neighborhood Values
- First HOA Board Meeting Scheduled For January 5th



In This Issue:

Treasurer's Report	2
Home Values	3
Strategic Planning	3
Upcoming Events	4

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

www.oakmont.info

Sign up to get your newsletter delivered to your e-mail address.

Oakmont HOA Kicks Off New Year

It's that time of year when everyone is getting busy preparing for the Holidays. Christmas is right around the corner and the New Year is upon us. The Oakmont Homeowner Association Board would like to take this opportunity to wish each resident of Oakmont a glorious Holiday Season. Enjoy the time you are able to spend with your family and Friends. We also want to extend our sincere appreciation for those homeowners who helped decorate our trees and the entrance to Oakmont.

The Oakmont Homeowners Association had its annual meeting on October 14, 2003, and we appreciate the turnout by the homeowners. Several great things were accomplished at that meeting. The homeowners approved our 2004 budget of \$143,100, which represents annual dues of \$530 per home, which is a \$20 reduction this year versus last year. The homeowners also voted on 3 new Board members serving 2-year terms, they are Janet Hawn, Randy Kent, and reelected Len Smith. The Board welcomes Janet and Randy to the board which we know they will be working side by side with Dave Fiscus, Brian Talbot and myself to continue to make Oakmont a great place to live. The budget information stays the same from the letter sent out in September of 2003.

The Board also met in October 2003 to bring the new board on and also to close out any business of the 2003 Oakmont Association board. I personally want to thank Gail Kahl and Tom Roberts for the outstanding job they did serving on the board for the past 2 years. Their experience and dedication to the community will be greatly missed.

The 2004 Oakmont Association Board of Directors elected their officers, which are as follows:

Len Smith, President
 Dave Fiscus, Vice President
 Janet Hawn, Treasurer
 Randy Kent, Secretary
 Brian Talbot, Member

We also set up sectors, which each board member will be responsible for overseeing throughout the year. They are as follows:

- Community Information: Brian Talbot
- Community Special Events: Janet Hawn
- Grounds/ASC Board: Dave Fiscus
- Ponds/Covenant Issues: Randy Kent
- Pool/ Playground: Len Smith

If you are interested in participating in one of these committee/sectors please feel free to contact the board member in charge of the committee. Your help is greatly appreciated and needed.

We as a board also set up our goals and objectives for 2004, which are:

1. Continue to work on a 3-5 year strategic plan for the community. (What major additions in any do we want to add to our community)
2. Develop better community involvement in Neighborhood events. Over the past 4 years we have had very limited support from our community on events we really need you support in growing participation. We've committed to having 2 Pool Parties in 2004 and 2 Neighborhood Cookouts in 2004. Getting to know your neighbors really makes the community stronger.)
3. Continue with the same programs we've already established. (Neighborhood Yard Sales, Cookouts)
4. Insure Home values maintain and improve based upon Association best value practices.
5. Establish a Neighborhood Watch Program in 2004.

(continued on page 4)

**Contacting Oakmont
HOA Board Members****President****Len Smith 770-0451****Vice President****David Fiscus 773-2806****Treasurer****Janet Hawn 776-3922****Secretary****Randy Kent 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 Treasurer's Report

Happy Holidays! Here's hoping that all of you enjoyed a wonderful Holiday Season with your friends and family. This being my very first report to you, I can tell you that I'm still very excited to be a part of the Oakmont Homeowner's Association Board. I'm also thrilled to be able to again report to all of you that the Oakmont Homeowners Association is again in excellent financial condition.

Oakmont did experience a rather large expense related to the pond fountains in 2003. We were successfully able to transfer funds back into our reserve fund as of October 31, 2003. The success of being able to complete this transaction is directly related to the Homeowner's of Oakmont being prompt in the payment of their annual dues. As with any budget there will always be unplanned or even large emergent expenses that will come up and that is why it is so vital to maintain the required reserves in our account.

Through the end of October 2003 we have been successful in collecting well over 95% of the annual assessment. Just a reminder to everybody to plan for this upcoming expense in your own budget so that we can continue to operate and improve our community again in 2004. For those Homeowner's that have

not taken the necessary steps to bring Past Due amounts current, please rest assured we will continue to take the necessary measures to insure compliance.

Each Oakmont Homeowner should have already received notification of the dues for 2004 from Kirkpatrick Management. If you did not receive your Homeowner's dues notification please contact Kirkpatrick Management at (317) 570-4358. It is vital that your annual assessment be paid as early in the New Year as possible to allow the association to begin putting your dollars to work for your neighborhood.

I am looking forward to learning more about the needs of keeping this community running smoothly and efficiently and welcome your comments or suggestions. I can be reached via e-mail as posted on the website, www.oakmont.info or via telephone at (317) 776-3922. The Board continues to be committed to providing you the community services you pay for with both price ante the best value in mind. May each and every one of you have a fabulous New Year in 2004!

Sincerely,

Janet Hawn
Treasurer

ASC Guides Oakmont Home Improvements

The 2004 Architectural Standards Committee has three new volunteer members who will oversee and review all ASC requests for the year. Mark McMorrine, Ralph Militello and Mark Stroud will serve the community, along with board member David Fiscus. Their job is to ensure consistency and compliance with the covenants, while allowing each homeowner to make changes and enhancements to their homes.

Before you undertake any landscaping projects, structural additions or other changes to the outside of your home, please review the covenants and submit your plans to the ASC. The form 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 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, protecting your property value and the aesthetic look of the neighborhood.

Better Outlook For 2004 Oakmont Home Values

Well as 2003 comes to a close I thought I'd give everyone an update on home sales in Oakmont. While homes did sale, 28 since January 1, they did not sell quickly nor did homeowners fair well on value.

Unfortunately, homeowners have taken a beating on the sale of their homes in the last year or two, and not just in our neighborhood. The overall Indianapolis and suburban area is hurting. As the economy recovers and the neighboring subdivisions

with new construction fill up in the next year or so I am sure we'll see a shift in our favor here at Oakmont.

Centex's sales should also boost our property values. (That is evident in the Glen/Edge prices below, all 4 were either the spec homes or new home construction).

Please feel free to contact me with any questions!

Shelby Fiscus

	Currently for sale	Sold since 1/1/03	Avg. list price	Avg. Sale price	Avg. days on market
Green	7	8	170,338	169,386	178
Ridge	2	8	207,600	203,029	192
Glen/Edge	0	4	238,298	229,458	190
Woods	1	6	275,417	269,967	422
Village	2	2	269,900	260,000	103
Total	12	28			

*Information deemed reliable but not guaranteed. Information gathered from MIBOR MLS as of 11/05/03.

Your Opinions Needed To Shape The Future

As a part of Oakmont HOA activities slated for the upcoming year, the board will begin to form a three to five year strategic plan for the neighborhood. This is your opportunity to let your voice be heard.

What strategic goals would you like to see for the Oakmont community over the next three to five years? Would you like to see more community activities? A community club house? Ball fields in some of the open areas? More landscaping?

We are looking for community input into the future direction of Oakmont. Without your input, we can only use our best judgments to move forward.

We have had some ideas proposed by homeowners, including turning Oakmont into a patrolled and gated community. Some ideas, like these, have outside considerations

that make them too costly or even beyond our legal scope as a neighborhood to include as a strategic goal. We do appreciate all input and will continue to carefully weigh each suggestion.

This is your community. Please contribute your thoughts and ideas to the future direction. Let us know how you would like to see the neighborhood grow.



Oakmont Directory Needs Your Input

What information would you like to see in an Oakmont Neighborhood Directory? We are in the process of putting together a printed directory for all homeowners.

The public information currently available for a directory includes each homeowner name, address and phone number.

Other directories often include names of children (including year of birth), e-mail addresses, and lists of neighborhood teens who offer babysitting and yard work. The directory can be a great way to stay in touch with your neighbors.

If you have any suggestions, please contact Brian Talbot at 770-1243.

Snow Removal Questions?

The Oakmont HOA has eliminated snow removal as a part of the annual budget, in an effort to save money and reduce annual dues. Last year, Oakmont had no private snow removal. The city of Noblesville did an excellent job in clearing the streets during snowfalls. If you have any issues with snow removal, please contact a board member, so we can be aware of any problems and take appropriate actions to remedy the situation.

Oakmont Neighborhood Upcoming Events

The Lights Are Up

The Holiday Lights are up around the Oakmont community. They went up on Sunday, December 7th in about an hour, courtesy of nine homeowners who pitched in to hang the lights.

This activity saved the community \$500 that would have been paid to have the lights put up and taken down. The lights will need to come down after the holidays. If you can volunteer to help take the decorations down, please contact David Fiscus, Grounds and ASC Chairperson at 773-2806.

Oakmont Board Meetings

Meetings for 2004 will be every other month. The first meeting of 2004 is slated for Monday, January 5 at 4:00p.m. at Kirkpatrick Management offices, located at 71st Street and Hwy 37, behind the McDonalds. Any homeowner in good standing is welcomed to attend the board meeting.

If you have any questions, or would like to discuss a topic at a board meeting, please call Board President, Len Smith, at 770-0451 so your topic can be added to the meeting agenda.

Save Energy And Money Heating Your Home

If you feel a shiver each time you open your utility bill, your house may be too cold. More likely, however, you're paying more than you should to heat it. You can make changes that will make your home more comfortable and save you money.

Lower the Thermostat—Each degree you lower the thermostat on your heating system decreases your fuel bill by 3 percent.

Close the Flue—An open fireplace damper lets the same amount of heated air escape up the chimney as a wide-open 48-inch window lets out. Make sure your flue is closed when you don't have a fire going.

Stop the Draft, Close the Door
Seal door gaps with a "door snake," a long thin cloth sack, like a bean bag. You can also keep the heat where it's needed by making sure some interior doors, such as those leading to hallways or near stairways, are kept shut.

Quick-Seal Windows
Dead air is a very effective insulator, and you

can create a pocket of it by installing clear plastic film across the inside of your windows. Payback is fast on this inexpensive technique, because heat lost through windows accounts for 10 to 25 percent of your overall heating bill.

Change Your Furnace Filter
Changing the furnace filter can save you some energy (up to 5 percent) and keep dust down in the house. The system will last longer and be less likely to break down.

Adjust Your Water Heater
You use more hot water in winter. Lower the water heater temperature from 140° to 120°. Equipping your showers with low-flow showerheads also dramatically reduces the consumption of water, both hot and cold.

Free Energy-Saving Info
Need more guidance on saving energy? An online publication called "Energy Savers" is available free from the U.S. Department of Energy. It features more than 100 easy and practical energy-saving tips. Go to www.eren.doe.gov.

From The Board President

(continued from page 1)

We understand the importance in accomplishing these goals and objectives, which will continue to strengthen our community. You have our pledge as the 2004 Board that we will meet these objectives.

How did we finish 2003 financially? Obviously we are still in 2003 but unlike 2002, we did not have a budget surplus that was used to fund necessary community improvements and capital replacements. The Association will spend \$138,000 for managing the community in 2003 along with funding \$10,000 in capital expenditure reserves as mandated by our covenants. Unfortunately for 2003, we still have a total \$3,850 in unpaid dues. We have been forced to put liens on the homes to seek payment. Remember 2004 dues are due on January 1, 2004, but if paid after February 15, 2004 there is a \$50 late fee attached. Notices were sent out regarding the dues in a special

mailing in November. Please send in your dues by the due date, we spend approximately 65% of our budget by April for the landscape, ponds, insurance, electric and etc.

The Association is ready to jump into 2004 with full force to make a better Oakmont but we really need your help with committees, event participation. Etc. Remember it takes everyone in the community to make it work not just 5-9 people. Come be a part of Oakmont and watch us soar.

I look forward to working with each of the new board member and yourself for 2004. Let's work together to make Oakmont even better.

Sincerely,

Len Smith
President Oakmont Association