



# Neighborhood News

A Quarterly Newsletter for Oakmont Residents

Vol. 2005, Iss. 4

## What's New?

- Annual HOA Board Meeting Scheduled for Oct. 20th



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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 Vice President

Were do I begin? It has certainly been an eventful year for Oakmont of Noblesville. We have been a busy community with our homes and families. Summer time may have been spent at the pool, walks in the evening with our spouse, significant other, children, pets, Saturday night at the Movies, soccer games and family vacations. While it has been a pleasant spring and summer in our community, the sights and sounds of fall are definitely upon us. With fall comes the most important time of year for our Community and that is the Annual Homeowners meeting scheduled for Thursday, October 20<sup>th</sup> at 7:00 p.m. at Forest Park Inn.

At this meeting, we will hash over next years operating budget, discuss the results of the highway 38 survey, as well as have the Election of Board Members.

Concerning the election of officers, it is with great sadness that the Board accepted the resignation of our President, Dave Fiscus, effective immediately. The unexpected pressures and demands of a new position at work, his growing and busy children, and the pressures of the community while on the Board, collectively did not allow him the time needed to devote to his career and family. I think most would agree that family should come before community service. Dave provided us great insight and leadership and will be greatly missed. He leaves with one year remaining on his term.

With that said I'd like to take a moment to ask that each of you consider what being a member of the Board for our community requires. It takes time, sometimes a significant amount, time away from your families and other personal priorities. Each of us on the Board spends a great deal of time trying to keep homeowners informed of decisions and actions taken in our community. We base our decisions on the best information available at the time, while using the best value approach. We strive to serve and make decisions supported by the majority of the homeowners. We work diligently do what we feel is best for Oakmont, to help keep our Community safe and to have a wonderful place to call "Home". We are always looking for new ideas, suggestions and opinions from Homeowners. Your thoughts and opinions do matter and are important to us and our decision making.

We do ask that you be respectful of your Board. We all have families, homes and careers, the same as many of you. Please don't call Board Members after 9:00 p.m., as most of you don't appreciate calls after that time either. These are volunteer positions, not public office. If you have personal questions about a specific board member, please contact that member directly. You will most likely receive a much more accurate answer than if you go through other outside sources. If you have questions or concerns about your community please contact any board member or Kirkpatrick Management.

Look for 2006 to be a year of positive changes in your nature trails, maintenance and upkeep of your pool, care given to your common areas, and improved communications to homeowners.

Your vote counts! If you cannot attend the Annual Meeting on October 20<sup>th</sup> be sure to give your proxy to the Board Member of your choice or contact Kirkpatrick Management at 317-570-4358. Every homeowner is invited to run for one of the four open Board positions. Variety helps to keep your community moving forward and your opinion counts.

Most questions can be answered by accessing our Website: [www.oakmont.info](http://www.oakmont.info). All Board Members phone numbers and e-mail addresses are available as well as any forms or covenants you may need for improvements you may be considering to your home.

Thank you for helping make this a wonderful community to call "Home". We certainly couldn't do it without you!

Warmest Regards,  
Janet Hawn  
Vice-President

## September 12th Meeting Summary

**Contacting Oakmont  
HOA Board Members****President  
Vacant****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

Financial overview (big picture) is potential break-even year end with current expense projections. This was made possible by cost containment steps taken through out the year such as suspending of the reserve fund.

Joe Winship, Vice-president of Kirkpatrick Management Corp., delivered a presentation to the board on the services provided by Kirkpatrick. His presentation helped the HOA board understand all that Kirkpatrick provides for Oakmont and the Oakmont board. These items included all financials, mailings, on-site visits, administrative details, phone, and community interaction, such as parking issues and covenant items/violations.

Randy Kent informed of a situation in which HOA residents were involved in illegal activities. This resulted in the involved parties being arrested. Subsequently, the police department was seen around the property for several days.

Discussed and approved closing the pool on September 17, 2005 @ 9:00 pm. It costs about \$400 per week to keep the pool open. The financial situation weighed heavily on the timing of closure.

Dave Fiscus and Bob Lutz presented the first draft of the proposed 2006 budget. After review of the line items, it was noted that the budget was based on a proposed number of lots (288) verses the number of actual lots containing homes (270). This would have been the second year that the budget was based on projections of having all vacant lots built out. The board discussed and decided to set the budget based on the actual number of homes sold (270). The proposed budget also did not contain the full \$10,000 for the reserve fund. After lengthy discussion, it was determined that this was unacceptable due to recent shortages from the past years being made up from the reserve fund, and improperly being funded in 2005. Numerous scenarios were discussed to correct this situation. Mark Stroud made a motion to base the budget on 270 homes at \$575 for the year 2006. This motion was seconded by Dave Fiscus and approved unanimously. With this number the total operating budget for the year would be \$155,250 (a 1.7% increase), and the reserve could then be fully funded. Note that the 2005 dues would have been set at \$565.33, had they been based on 270 homes opposed to the projected 288. The majority of the increase in the 2006 budget is driven by the slow build out of Oakmont by the developers.

A motion was also made by Dave Fiscus to allow split payments of the annual dues. Motion was seconded by Janet Hawn and approved unanimously. Split dues to be as follows. The first payment is to be \$300. It is **due** on January 1, 2006 and **late** on January 16, 2006. A \$50 fee will be assessed if not **received** in Kirkpatrick's offices by 5:00 p.m. on January 16, 2006. The second payment is to be \$275. It is due on May 1, 2006 and late on May 15, 2006. A \$50 fee will be assessed if not **received** in Kirkpatrick's offices by 5:00 p.m. on May 15, 2006. It is feasible that a homeowner be assessed \$100 in late payment fees if not paid on time.

The annual meeting date was set for October 20, 2005 and again will be held at the Forrest Park Inn.

Bob Lutz presented the Highway 38 survey responses to the board. Mark Stroud volunteered to summarize and communicate the results to the board.

Meeting adjourned.

Respectfully submitted,  
Mark Stroud—HOA Secretary

#### Agape Therapeutic Riding Center Seeks Volunteers

Agape Therapeutic Riding Center in Cicero, Indiana will hold a Volunteer Training for the remainder of the fall session on Tuesday, November 1 from 6:00 to 9:00 p.m. The fall session will run through Friday, December 16. Volunteers are required to attend a 3 hour introductory training session. To register for the training session, any questions or additional information, please feel free to call Madie Goeller at (317) 773-7433, ex. 18 or you can e-mail her at [mngoeller@insightbb.com](mailto:mngoeller@insightbb.com).

## Oakmont Neighborhood Upcoming Events

The Newcomer's Club of Northeast Hamilton County meets Monday, November 14, 2005 at 7:00 p.m. at the First Presbyterian Church, 1207 Conner Street in Noblesville. The program for November is the annual auction. Proceeds will be donated to a charity. 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>

## Holidays are Coming

It's that time again! Holidays and hectic schedules, parties, presents, and family and friends gathering together to celebrate the holiday of choice! We need to all remember that this is a time of year that house fires seem to occur more frequently. That is not a statement of fact, but it seems that we hear of more fires at this time of the year. Regardless, please take precautions with holiday decorations, fireplaces, candles, etc. Awareness should result in more caution – we want everyone to have a safe and happy ending to 2005 and start 2006 likewise!

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## Oakmont Pool Closes September 17th

Oakmont's Neighborhood Pool will be opened past Labor Day. We will keep the pool opened through September 15, weather permitting, stay tuned to the message board down at the pool. The pool this year has been used by a majority of the Oakmont Neighbors spending time with family and friends!! Continue to be careful around the pool because drowning are one of the leading causes of death for children under the age of 5. Parents PLEASE watch your Children down at the pool. Remember Children under the age of 14 are not allowed in the pool without accompanied by a parent or guardian over the age of 18.

Just a quick reminder of the pool rules.

### POOL RULES

- Children under age of 14 must be accompanied by adult over 18.
- No Running on Pool service.
- No diving in the Pool.
- No horseplay in the pool.
- No food or Drink in the pool or around the pool water area.
- Remember our pool doesn't have a lifeguard so it's important to watch our children.
- Please pick up your trash and throw it away so some one else doesn't.
- Don't forget to contact the management company if your having a party at the pool.

As Oakmont Community Residents, we pay our annual dues to have the privilege of utilizing the Pool facilities. There have been in the past, those individuals from outside our community which will sneak in without being a guest of an Oakmont resident. We ask you to help enforce

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## Are You a Good Neighbor?

What constitutes a Good Neighbor can vary widely from community to community. A lot of us moved to Oakmont for that feeling of Community and looking for an area that we were not afraid to let our children play together or visit with the neighbors. A lot of us opt to "keep to ourselves" and that's perfectly normal as well. But in this day and age where neighbors come and neighbors go, how many of us can say we actually know our neighbors?

Being a good neighbor can be something as simple as taking a moment to introduce yourself to a new neighbor, offering up suggestions on good restaurants in the area, where the local hospitals are, what newspapers are available, or even what day is "trash day". Being a good neighbor can also mean stopping by to ask if everything is "ok" when you notice the grass hasn't been mowed or a car that sits unattended on your street. Perhaps there has been an illness in the family or other extenuating circumstances that a friendly face just might be able to help.

A Good Neighbor isn't only someone that walks their dog and picks up anything that might be left behind, but also someone that takes a moment to speak to those they meet while walking along. So if you don't know your neighbor, take a minute and "break the ice". Get to know each other. You might be surprised to find wonderful people living next door...your neighbors!



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.

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FALL AND WINTER REMINDERS FOR HOME CARE

1. Change furnace filters or if necessary, have furnace serviced by qualified heating contractor.
2. Replace central humidifier pad (if applicable).
3. Close crawl space vents.
4. Check fireplace flue for creosote build-up and check damper operation.
5. Clean gutters as needed.
6. Shut off water to outside faucets and disconnect all garden hoses.
7. Insulate any plumbing located in garage or other areas subject to freezing.
8. Empty or let gasoline tank on your lawnmower run dry before winter storage.
9. Take a careful look at your house and make sure it is properly protected from the elements. Caulking or painting of trim may be necessary to avoid further damage during the harsh winter months.
10. Check roof for damage, loose or missing shingles. Check flashing areas as well.
11. Check attic periodically for condensation on roof decking. This could be an indication of inadequate venting.
12. Monitor for mold and mildew
13. If you leave for an extended period of time, have your home winterized by a professional.
14. Check sump pump periodically for proper operation.
15. Fill the fuel tank of your snow blower and see if it will start just in case you need it.
16. Check outdoor coach and lamp post lighting to assure they are working properly.

*Have a safe and joyous holiday season and a prosperous new year.*