



Neighborhood News

A Quarterly Newsletter for Oakmont Residents

Vol. 2006, Iss. 4

What's New?

- Annual HOA Board Meetings Scheduled for October 17th



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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

Dear Neighbors,

Can you believe that it is October already? Where did the year go? By now, all of the Oakmont families should have received the information packet regarding the 2006 Annual Homeowners Meeting as well as the proposed 2007 operating budget. We have chosen a new site for this years meeting, St. Michael's Episcopal Church located just inside the entrance to South Harbour, next to the fire station. The date for this year's meeting is October 17th, 2006 check in time begins at 6:30 and the meeting will start promptly at 7:00 pm. We ask that all who can, please attend. If you are unable to attend in person, please take just a couple of minutes and fill out the proxy form that was included with your packet and return it to any board member or drop it in my mailbox at 7148 Summer Oak in the Glen.

We are privileged to announce that the honorable Mayor of Noblesville, John Ditslear, will be speaking at this year's meeting. We feel that it will be a wonderful opportunity for all of the Oakmont community to have a few minutes of face to face time with one of the leaders that make the decisions that affect us all every day.

This year has had its ups and downs. Thankfully, at least for myself, there have been more ups than downs. This year we should do something that has, I think, never been done before. We will enter our fiscal year on a positive note. Our projected bills vs. our projected remaining budget/balance should allow us to actually have a few dollars leftover. This is an outstanding development. I know that on several occasions in years past we have not been in that situation, so congratulations to all of Oakmont. We on the board are happy to announce that there will **not** be an increase in the 2007 dues. The HOA fee will remain \$575.00. Although we have had some items on our budget that have increased, by carefully watching what we are spending and where we are spending it, these increases can be absorbed without any increase in funding. Also Oakmont has increased by the addition of 4 more houses on this year's budget.

This year was also the most financially strong that Oakmont has ever produced. The amount of uncollected dues this year was slightly over 1% of the households in Oakmont. We on the board believe that a huge part of this success is due to the implementation of the split payment option last year. We have agreed, that due to that success, we would offer that option again this year for those that wish to use it. This option was not implemented without a few hiccups along the way, so we hope to have corrected those this year. The split option will be a 50/50 split due on January 1, 2007 and July 1, 2007. We are changing to this split and dates to work with the accounting software that is already in place. This should eliminate most of the confusion that occurred with last years coupons.

One last item, the board will have 4 positions that need to be filled this year. Three of those positions will be 2-year terms and one will be a 1-year term. I encourage everyone to consider stepping up to the challenge and get involved with your community.

Hope to see you all October 17th.

Sincerely,

Mark Stroud
President Oakmont HOA

Can't Attend and Can't Find Your Proxy?

Hopefully you will be able to join us at the annual meeting, but if not, please fill out the proxy that you received in the mail, sign it and get it to any board member. What you say, the dog ate it? Well then, use the "dog proof" proxy on the back of the newsletter.

**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

If you would like to contribute to the newsletter or the website, we welcome your submissions.

Please send items to communications@oakmont.info

NEW MEETING LOCATION FOR ANNUAL MEETING

This year's Annual Meeting will be held on Tuesday, October 17, 2006 at St. Michael's Episcopal Church, 445 South Harbour Drive in Noblesville. From the north entrance, turn left (west) on highway 38 and go about a quarter mile to the first stop light. Turn right and the church is just past the fire station on the right. The meeting will start promptly at 7:00pm. The purpose of this meeting is to pass the annual operating budget for 2007 and elect four new members to the Board of Directors. Three terms are for two years and one is for one year. If you wish to serve on the board or choose to nominate someone, please confirm they agree to serve before returning the nomination form. Additionally, Mayor John Ditslear is scheduled to speak at the meeting.

We need everybody's help and support in the community. Please contact Bob Lutz at 570-4358 if you're interested in running for the board. Remember the board you elect sets up where the community will go in the future. Oakmont needs people with a vision and that are willing to make a difference in our community.

Each lot owner is entitled to a vote. **We need at least 111 of the current 277 homeowners to either attend in person or to sign and return their proxy in order to hold a legal meeting.** You may recall that last year we had to conduct a second meeting because the first did not have a quorum. This second meeting cost us, the dues paying homeowners of Oakmont, about \$250. **Please help** us not relive that experience, nor incur that cost. **In the event you are unable to attend the meeting we have enclosed a proxy (on page four) to be signed and returned to Kirkpatrick Management or any Board Member prior to the meeting.**

Mark Stroud, President, lives in The Glenn - 774-9733. Bill Struve, Treasurer, lives in The Village - 774-0458. Janet Hawn, Secretary, lives in The Ridge - 776-3922. Randy Kent, Member at Large, lives in The Green - 774-9442. Roger Hintz, Member at Large, lives in The Ridge - 523-2619. Gary Miller, Member at Large, lives in The Village - 774-0463

Exercise Your Right to Vote—Election Day is November 7, 2006

If you are going to the polls on Tuesday, November 7, 2006, **DO NOT FORGET YOUR PHOTO ID.** Photo identification is a new legal requirement. Only identification issued by the State of Indiana or the United States Government will be accepted.

Acceptable identification consists of:

- , the voter's photo
- , the voter's name (name must match the voter's registration records).
- , an expiration date (must be current or have expired sometime after the last general election date of November 2, 2004).

Accepted forms of photo identification include:

- , Indiana driver's license
- , Student ID from an Indiana state school (private schools are excluded)
- , U.S. Passport
- , U.S. military ID
- , Indiana photo ID card*

*Indiana photo ID cards can be obtained free of charge from the Bureau of Motor Vehicles (BMV).

If you have not registered to vote in the general election, you have until October 9, 2006 to do so. If you are registered but scheduled to be out of town November 7th, you may vote by absentee ballot at the County Clerk's office. The deadline for absentee voting is noon on Monday, November 6, 2006.

Contact the Indiana Secretary of State's office at 1-317-232-6531 or visit www.PhotoID.IN.gov if you have questions or need additional information.

All of the residents in the Oakmont neighborhood reside in voting Precinct 31. Our precinct votes in the New Life Community Church, 17777 Little Chicago Road. Precinct 32 also votes there, so be sure you get in the correct line. The church is located behind the BP gas station at the intersection of State Road 32 and Little Chicago Road.

September 26th Meeting Summary

Miscellaneous Contact Information

Indiana Sheriff's Sex Offender Registry

<http://www.insor.org/insasoweb/>

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>

Member Present: Mark Stroud, Bill Struve, Gary Miller, Roger Hintz, and Bob Lutz
 Members Absent: Janet Hawn, Randy Kent
 Quorum Attained.

Bob Lutz presented current financials for month ending August 2006.

Beginning Balance	46,389.04		
Total Receipts	887.65		
Less Disbursements	(17,095.81)		
Ending Balance	30,180.88		
Replacement Reserves			
Beginning Balance	18,352.58	Highway 38	66,263.50
Interest	37.72		250.72
Ending Balance	18,390.30		66,514.22

Motion made to accept financials by Mark Stroud Second by Roger Hintz Motion Carried. 4-0

Bob Lutz asked for authorization to transfer funds from replacement reserve to operating budget to cover all replacement items purchased over the last 6 months (items include 3 pond pumps, various pool furniture, and tree removal) total funds needed \$17,499.16. These items had previously been authorized by the board as expenditures and was strictly a bookkeeping procedure. Motion made to accept by Mark Stroud, second Bill Struve Motion carried 4-0. This will decrease replacement reserve ending balance to \$390.92.

Bob Lutz presented a Delinquency-Collection Policy prepared by the Oakmont Legal representation, to further protect Oakmont HOA from any future legal action regarding collection of Association dues. Motion to accept Mark Stroud seconded by Gary Miller motion carries 4-0.

Bob Lutz and Bill Struve presented a proposed budget for fiscal year 2007. Proposal to maintain yearly dues at \$575.00 with 277 homes currently sold in Oakmont subdivision. Resulting figures establishes base operating budget for \$159,275.00. Motion made to accept proposed budget Mark Stroud second by Roger Hintz motion carry 4-0. (Budget details to be covered in entirety at annual HOA meeting.)

Gary Miller made a motion for a donation to be given to St. Michaels Church to compensate for church use for the annual meeting. Second by Roger Hintz Motion carries 4-0. (Amount amended September 27 to \$100.00.)

The north-east most pond pump is not working and is beyond repair. The board decided to delay replacement until 2007 as the pumps will be removed for the winter in a few weeks.

Bill Struve discussed the replacement reserve study that was underway. The study includes HOA assets, uses standard timeframes to expiration (replacement/repair), and projects forward through the year 2015. Bill hopes to have this finished for presentation to the board in a couple weeks.

Motion made and seconded to adjourn. Carried 4-0.

Respectfully,

Mark Stroud for Janet Hawn—Secretary Oakmont HOA

Replacement Reserve Study Complete

The long awaited Replacement Reserve Study is complete. The results are pretty close to what we expected. The plan all along was to stay current with immediate needs, while delaying the accrual for bigger ticket items that require funding a few years down the road, until the street light loan was paid off. That loan will be paid off July of 2007. Also, making the move to the five year warranty pond pumps was crucial in making the HOA financial plan viable.



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.



Mark Stroud

markstroud@talktotucker.com

F. C. Tucker Company, Inc.
100 Lakeview Drive, Noblesville, IN 46060

Office: (317) 776-0200
Voice Mail: (317) 536-9476
Mobile Phone: (317) 385-0111

Oakmont Residents only rent this space.

Reach ~270 homes for \$25.

E-mail communications@oakmont.info

For more information.

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For more information.

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.

PROXY
OAKMONT PROPERTY OWNERS
ASSOCIATION, INC.

The undersigned, _____, owner or voting
Representative of Lot _____ located at _____ in
The Oakmont Property Owners Association, Inc. hereby names and appoints

_____ as his / her Attorney-in-fact to vote on any and all matters which
come before the meeting of the 2006 Annual Oakmont Homeowner's Association.

It is understood that this proxy is revocable and may be cancelled at any time prior to the
meeting by notice in writing to the Secretary of the Association or by attendance in person at the
meeting. A voting member is entitled to vote either in person or by Proxy, executed in writing by
such voting member or by his or her duly authorized Attorney-in-fact, and delivered to the
Secretary of the Association.

Printed Voting Member _____

Signature Voting Member _____

Please fax to KMC @ 317-594-5717 or please mail to
P.O. Box 20630 Indianapolis, IN. 46220
To arrive no later than October 15, 2006.