



There has been a many improvements and maintenance items completed in our community recently. The Board of Directors has made arrangements for various other projects to be completed in the near future.

Here is a list of completed projects:

- New street signs and painted sign posts
- Mulching of trees and landscape areas
- Mulching of playground area
- New “Welcome to” signs
- New signs in playground and basketball areas

Projects to be completed soon:

- New entrance lighting
- Mulching of walking trails
- Tree to be planted in common area along Creeks Crossing Drive

You may have a fresh start any moment you choose, for this thing that we call failure is not the falling down, but the staying down.

~Mary Pickford

Planning A Home Improvement Project?

If you are planning any outdoor changes to your property, please remember to submit your proposal to the TCHA Architectural Control Committee (P.O. Box 68734, Indpls. IN, 46268) at least 30 days prior to needing approval. Your written proposal should include the nature of the project, shape, materials to be used, colors, location on property, sketch and overall dimensions. Contact the Committee for approved trim colors for Brookstone and Fieldstone homes.

The Architectural Control Committee has 30 days to review the plan and will either approve, request additional information or deny the project if not within Covenant guidelines. Please check with other regulatory agencies for additional requirements for your project, such as a building permit, etc., prior to submitting final plans to the Committee.

Per Article V of the Covenants, the types of projects needing approval are:

- | | |
|-----------------------------|--|
| ➤ Fences | ➤ New Patio/Deck |
| ➤ Patio Enclosures | ➤ Exterior Painting (if color is changed) |
| ➤ Swing Sets | ➤ Porch Enclosures |
| ➤ In-ground Pools | ➤ Room Additions |
| ➤ Sidewalk/Driveway Sealing | ➤ Any other Exterior Improvement to the Property |

If you need additional information or have any questions about an upcoming home improvement project, please contact the Board of Directors or the Architectural Control Committee by calling the voicemail at (317) 592-9516. You may also contact the Board of Directors if you require a copy of the Covenants and/or Rules and Standards.



The

Connection

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Fall 2004

Special Points of Interest

● Annual Community-wide Garage Sale will be Friday, June 11 and Saturday, June 12 from 8:00 a.m. to 4:00 p.m.

● Annual Homeowners Association Meeting and Board Member Election is scheduled for 7:00 p.m., June 8, 2004 at Robin Run Village.

● Please put your trash out on Thursday morning instead of Wednesday night. This helps prevent trash from blowing around the community and prevents the possibility of critters ripping into bags for a quick meal.

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**Twin Creeks
Homeowners Association**
P.O. Box 68734
Indianapolis, IN 46268
317.592.9516

A quarterly publication
serving the communities of
Brookstone and Fieldstone.

Subdivision Inspection Results Are In: How does your home rate?

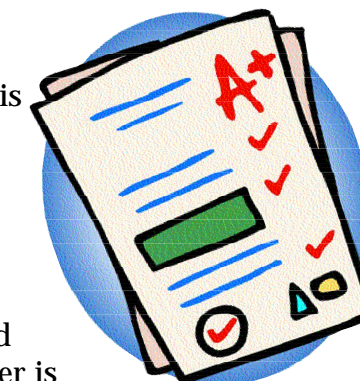
The Twin Creeks Home Association (TCHA) Board of Directors recently performed a walk through inspection of Fieldstone and Brookstone communities to determine if there were maintenance areas that required attention. As a result of that inspection, we are adding additional flowers, to be planted at the entrance to both subdivisions and will also be adding additional trees to several locations.

The inspection revealed that there are numerous homes that require some form of maintenance. It is extremely important that we all do our part in maintaining the value of our subdivision. The Board realizes, due to the age of Brookstone and Fieldstone, that additional funds will need to be allocated for these community improvements.

Per the Covenants (Article VIII) and the Rules and Standards (Property Maintenance), the homeowner is responsible for the upkeep and maintenance of his/her home. During the walk through inspection we observed several homes that showed the following signs of poor or NO maintenance, that is not in keeping with the Rules and Standards of property maintenance:

- Flaking or weathered conditions of painted areas.
- Lawns not mowed, trimmed or maintained in a weed free condition.
- Shingles missing from roof.
- Vinyl siding missing.
- Oil stains in driveway.
- Mailboxes and/or posts that require replacement.
- Trashcans in front of garage.

Should your own property need one or more of these repairs and/or yard maintenance items, please make the necessary improvements. The Board will do a follow-up walk through in early July. Thank you in advance for making Fieldstone and Brookstone desirable places to live.



Let’s Be Good Neighbors!

We have a terrific community here in Twin Creeks! The neighborhood is friendly and openly considerate. To further this established and wonderful tradition, it is important to point out exactly how that works.

1. We have a city leash law, which greatly affects everyone in the community. Pets should not be allowed outside if not on a leash.
2. If you walk your dog through the community, PLEASE pick up after him or her. This courtesy should extend beyond your and your neighbors lawn. Common areas around our community are not “doggie latrines”... they are common areas. Children play along and through them, and we need to keep these areas just as clean as our own yards.
3. Please avoid parking on the streets. This can be a difficult endeavor when company arrives, since there is not always room in the driveway for everyone. Be sensitive to the traffic flow and limit the number of cars parked along the streets and cul-de-sacs. Parking near curves and entrances is dangerous, since cars are sometimes difficult to see and/or see around...especially at night.
4. PLEASE watch your speeds. One of the biggest dangers in the community, is the resident(s) who drive at excessive speeds. This is NOT acceptable. Although unposted at the present time, the speed limit through out Fieldstone and Brookstone is 20 MPH. It cannot be emphasized enough, that all residents be aware of your speed and others who choose to speed. Summer is just around the corner, and children, adults and pets (on leashes of course!) will be out and about. PLEASE SLOW DOWN!
5. Please pick up your newspapers, or if you are away, have a neighbor do so for you or temporarily stop your service. Aside from being unsightly, when left out for days or weeks, an uncollected newspaper could signal to a vandal or unsavory type that you are not at home.
6. Please make sure your carriage lights are not burned out. Replace them as soon as you are aware they have burned out. These lights are not just “pretty”, but they serve as a safety feature for the neighborhood.



Basketball Court Update

As you have probably noticed, one of the basketball goals has been removed. The overall response has been positive and we hope that the basketball court continues to be an asset to our community, and a place for our children to play without having to leave our neighborhood. To keep the basketball court a safe place for our children to play and to minimize the impact on surrounding neighbors, please follow these rules:

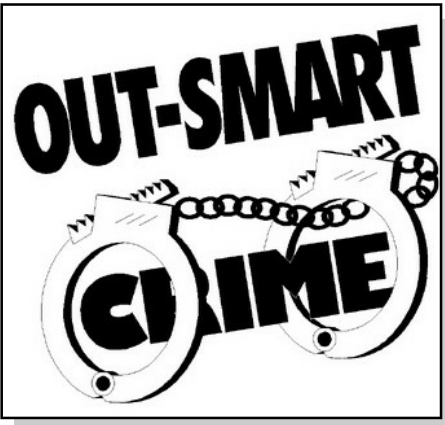
- No playing outside of posted hours, which are from 9:00 a.m. – 8:00 p.m.
- No use of profanity
- No guests utilizing the basketball court area without a resident present.

NOTE: Permanent basketball hoops are not permitted in driveways as detailed in the Covenants of the Association. Temporary basketball hoops must be stored out of sight when not in use.

Crime Watch Update

– We have had some instances when mail left in mailboxes has been rifled through by individuals looking for checks or other items of worth. You may want to consider hand delivering out going mail to the mail carrier or Post Office

– As Spring turns into Summer and homeowners are working and playing in their yards, open garage doors present a temptation to bold thieves and opportunists. If you are outside and can not watch the garage, please make sure that you shut your garage door to prevent theft of bikes, power tools and other personal items.



Spring Clean-Up: Tips & Techniques

Well it’s that time again....time for Spring clean-up. For some, this is an enjoyable time...for others, it is time they dread, not knowing how or where to begin. Here is some useful information that might help you in preparing your property for a wonderful Spring and Summer season.

PAINTING

Most homes in our community are six to nine years old and therefore at a critical time for repainting. Painting is absolutely necessary to preserve the wood trim on your home from wood rot and moisture damage. Moisture can set into the wood within 3-6 years causing rotting if not protected by a good quality paint job. Small dark stains on the wood are the beginning signs of wood rot. According to C.W. Schnepf and Associates, a home inspection company here in Indianapolis, most home repairs are due to moisture penetration and poor construction practices.

Whether you take on the job yourself or hire a professional, more time should be spent in the preparation of the surfaces to be painted than on the actual application of the coat of paint. A quality paint job lasting 6-7 years should include the following:

- Caulking** – This is imperative to seal out moisture. **TIP** Make certain this step includes caulking of all openings and seams along fascia and trim as well as areas where wood touches vinyl.
- Priming** – Prime and treat wood with a top quality primer. **TIP** Make sure primer is used on any surface where paint brand or type has been changed. Using primer will guarantee top coat adhesion.
- Painting** – Paint the top coat with the best quality name brand paint available. **TIP** The newer, longer lasting latex paint is recommended for exterior paint jobs.

Repainting your home will not need Architectural Committee approval if the same color paint is used. If you have recently painted, keep your paint job looking new by power washing the trim and siding with Simple Green and water.

DRYER DUCTS

Clean or replace your dryer ducts. Keeping the dryer vent clean and free of lint should be a regular occurrence. Remember to also clean the dryer vent and flue located on the outside of the house during your Spring cleaning. Birds and small animals periodically build nests in the dryer flue during the Winter, which can severely block air flow to the vent. Keeping these vents clean and free of lint and debris can help prevent house fires.

WEEDS ALONG FENCES

Residents with fences constructed on their property are responsible for mowing , trimming and weeding along both sides of the fence line.

MAILBOXES

When the mailbox and/or post is damaged or worn, it is the responsibility of the homeowner to replace with the same materials meeting the original standards. Vendors who have those specifications on file are as follows:

MAILBOX

Address Art
www.addressart.com
(317) 254-1508

Fieldstone Color - Taupe
Brookstone - White

MAILBOX POST

J. Carmody, Inc.
(317) 255-2500

Fieldstone Color - Natural Wood
Brookstone Color - Dark green