

CALLING ALL VOLUNTEERS:

We have experienced many wonderful community activities and events throughout the previous years; each with much participation and success. It is once again time to accept volunteers for various committees and events. Whether you are a newcomer or an old-timer, now is the perfect time to get involved.

Each committee works on different projects throughout the year, however, a resident can be involved as little or as much as their time allows. Consider signing up for a committee or volunteering to plan an event. It's a wonderful way to meet your neighbors and to have fun at the same time.

Our community is a great place to live. But we need volunteers and participation to continue having such events. If you have great ideas and the commitment to see things happen, or just like planning events and activities, let's hear from you! Please call 317-592-9516 and be on your way to answering the call!

Some of the events planned for the upcoming months and year if participation is received are as follows:

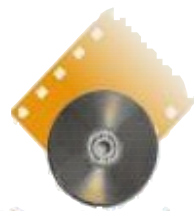
- ◆Halloween Parade in October
- ◆Holiday Party in December
- ◆Spring Easter Egg Hunt
- ◆Late Summer - Community Picnic
- ◆Fall Golf Outing

In addition to these events, we welcome anyone who would like to organize other neighborhood groups or activities, such as book clubs, euchre, bunko, etc., that help to promote a fun and entertaining place to live.

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Volume 1, Issue 3

A publication for and about the communities of Brookstone and Fieldstone. Spring 2005

Special Points of Interest

● Annual Homeowners Association Meetings are scheduled for the last Wednesday of every month, starting at 7:00 p.m. Meetings are open to all homeowners...please mark your calendar and plan to attend.

● Dusk to dawn lighting is required on each home. Please check your carriage lights to ensure they are operating properly. See article on page 2 for important tips regarding your homes exterior.

● Off duty police officers will be patrolling our neighborhood and issuing tickets to anyone exceeding the speed limit. Please watch your speed.

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



Spring is just around the corner, which means it's time for a thorough, semi-annual maintenance inspection of your home. Doing a few chores now, will help ensure you'll live more comfortably throughout the summer months. Investing time this spring can also save money on repair bills and save valuable time better spent enjoying the upcoming seasons. Many of these simple tasks can add years to the life of your home and prevent major maintenance headaches in the future. Regular spring maintenance for the home includes the following tips:

YARD

- ◆Prune away any winter-kill; remove plantings if they have died.
- ◆Fill in any site erosion and re-seed.
- ◆Trim back unruly landscaping.
- ◆Check your mailbox, fencing, walkways, patios, etc. for needed cleaning, sealing or maintenance.
- ◆Does your deck or fencing need to be cleaned and sealed?
- ◆Clean, seal or repair any damage to driveway.
- ◆Clean dead vegetation out of shrubs and other foundation plantings.
- ◆Inspect yard and foundation for proper drainage and no standing water.

EXTERIOR

- ◆Does your siding or trim need repainting?
- ◆Secure, clean and/or replace any damaged exterior siding
- ◆Caulk around windows, doors, utility line entrances, and vents.
- ◆Clean gutters and downspouts and make sure each is securely attached.
- ◆Inspect the roof for signs of leaking and replace missing or cracked shingles.
- ◆Have chimney and fireplace inspected and cleaned.
- ◆Prepare and drain outdoor waterlines and spigots.
- ◆Replace or repair any damaged window or door screens.

INTERIOR

- ◆Ensure that all smoke detectors, carbon monoxide detectors and fire extinguishers are in good working order.
- ◆Inspect all windows and doors to make sure locks are in working order.
- ◆Have your air conditioning and heating systems inspected by a professional
- ◆Check your water heater for leaks and corrosion.
- ◆Clean the clothes dryer exhaust duct work and remove any lint or debris.
- ◆Consider having sump pump inspected and tested.
- ◆Clean the clothes dryer exhaust duct work and remove any lint or debris.
- ◆Inspect your basement for leaks or moisture.

Achieving Curb Appeal: Architectural Committee Reminders

About this time last year, the TCHA Board walked around the neighborhood admiring all the well groomed, landscaped yards and the thorough dedication represented by the way homeowners take care of their homes.

The majority of homes and lots have wonderful “curb appeal” and it is obvious that a great deal of effort is given to keeping them in tip-top shape. However, we did notice a few items that need to be corrected. Some of these items are non-compliant with of our community’s standards and covenants. We wanted to take this opportunity to review some of the architectural requirements and the communities declaration of standards.

- 1. All architectural changes or additions must be pre-approved by the Architectural Committee.
- 2. Each homeowner is responsible for all upkeep and maintenance of the home and surrounding lot.
- 3. Porches shall not be enclosed or used for any type of storage, and must be maintained in a good state of appearance.
- 4. Each home is required to have dusk to dawn lighting in operation at all times.
- 5. No extended parking is permitted on any street or lot.
- 6. Mailboxes are to be maintained in the same design and status as determined by each community.

7. Mailboxes should be maintained and undamaged. Replacement of mailboxes is the sole responsibility of each homeowner.

To Replace A Mailbox
Contact:
Address Art
Jeanne Carmody
(317) 254-1508
mailbox@addressart.com
Mailbox Cost – \$60.00
Installation – \$10.00

The Board would like to thank you for your continued commitment to your home and our community. We feel strongly about having the highest of standards where our community is concerned, and we thank you for doing your part and making it possible.

► NOTE: The Board will be conducting another walk through inspection sometime this Spring. We will post the results in the Summer newsletter along with awards for “Best Curb Appeal” and “Most Improved” in each neighborhood.

~ CURB APPEAL AWARDS ~
Get Involved!

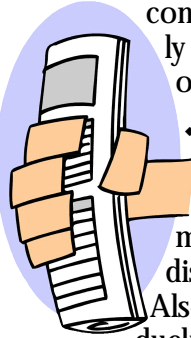
News You Can Use

There is a lot going on in your neighborhood. Everything from upcoming meetings to events and news that effect you as a Twin Creeks homeowner.

❖As it is posted, the maximum speed limit in both Brookstone and Fieldstone is 20 mph. We have contracted with local authorities to randomly patrol each neighborhood in the interest of slowing down speeding cars.

❖With mowing season just around the corner, please remember not to mow the grass area around the lakes. High grass makes the geese uncomfortable; therefore, discouraging them from feeding in that area. Also, please do **not** feed or encourage the ducks and geese.

❖Please do not mow or clear the wooded common areas either. Not only do these areas enhance our neighborhood, they are considered food planes and protected by DNR.



Crime Watch

We have had some instances occur where mail left in mail boxes has been rifled through by individuals looking for checks or other items of worth. The US Postal Inspection Service reports an increase in mail and identity theft. Last year alone, there were over 6000 suspects arrested. Follow these simple steps to protect yourself from mail theft:

- ✓ Use the letter slots at your post office to mail letters, or give them to a letter carrier.
- ✓ Pick up your mail promptly after delivery. Don't leave it in your mailbox overnight.
- ✓ Do not mail cash.
- ✓ Ask your bank for “secure” checks that can't be altered.
- ✓ Tell your post office when you'll be out of town, so they can hold your mail until you return.



Outer Spaces: Elaborate Patios Are The Latest In Living Rooms

The latest trend for homeowners is to create an outdoor environment that feels like an extension of the house. And in our quest for more living space, there's one spot we often overlook, outside. What better way to reduce interior traffic, bring the indoors out, and use that unused space than to build or expand your outdoor patio, deck and garden area. Your outdoor room works also to increase the beauty and value of your home. You may be yearning for an inviting entertainment space, a remote private refuge, a restorative spa, or simply a unique place to be outdoors and relax. When homeowners embark on building their outdoor oasis, they typically envision a range of features. Many want a total package — a backyard retreat in which they can escape and relax at the end of the day and on weekends.

Here are some of the key factors to consider when building or improving *your* outdoor space:

Costs: Additions and improvements to porches or decks average \$2,985, according to the latest figures from the Center for Housing Studies at Harvard University. Homeowners who did the job themselves spent an average of \$1,714, while those who hired professionals spent \$4,635.

Popularity: On average, 6 percent of homeowners annually add a patio or deck, while 5.5 percent improve existing ones, according to most recent figures from the National Association of Home Builders.

New Trends: Homeowners are using the patio or deck "as an outside room," says Joanne C. Kosticky, board member with the American Nursery & Landscape Association.

Look for: High-end patio furniture; container planting, stone and concrete pavers; outdoor kitchens; fire pits; fireplaces, (both built-in and portable versions); outdoor heaters; water gardens; water features; large decorative foliage; ornamental grasses; tropical plants; native plants; perennials; bird feeders and baths, and natural materials -- like marble, stone and metals with an aged patina.

REMEMBER
All Exterior Projects Must Be Approved
Plans must be submitted and approved by the TCHA Architectural Control Committee before homeowner or contractor begins work on any project. Exterior projects that have not been approved will have to be removed at homeowners expense.



Photos Courtesy of Sycamore Valley Landscaping and Wesley's Lawn Care, Inc.

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