



Volume III, Issue I

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

Fall 2007

Special Points of Interest

- Twin Creeks Homeowners Association has an official website. The website URL is:

www.twincreekshoa.com

- Of recent concern to the Crime Watch Committee and the board has been the issue of squatters. If you are thinking of selling your home please watch out for people that offer to purchase your home on land contract.

- We ask that all care be taken to respect your neighbors by being a responsible pet owner. Please refer to covenants for additional information and requirements.

- Be ready for another holiday tradition in Twin Creeks, the Holiday Lights Competition. This year we will have three winners from Brookstone and three from Fieldstone. Get your decorations ready! If you would like to help in the judging, during the week of Dec. 17th, please contact a board member.

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Letter From The Board

Hello to all Twin Creeks Neighbors:

Greetings from the Board! We hope that everyone has had a wonderful Summer. To those of you who are new to the Fieldstone and Brookstone communities, congratulations on picking a wonderful home and welcome to a great neighborhood!

We would like to take this opportunity to introduce your new Board members for 2007–2008. The members and positions are as follows:

- ◆Brady Krueger – President
- ◆Charles Young – Vice President
- ◆Jason Scheuer – Vice President
- ◆Ed Parada – Secretary
- ◆Wyatt Smith – Treasurer

In this newsletter issue we will address pertinent information that effects our homes, community, safety, property values as well as tips, advice and future Board projects. Additionally we will include information regarding some of the following topics areas and address some questions asked by fellow homeowners:

First and foremost we are upgrading our website. The HOA website now offers a new service to all homeowners to keep you up to date on any late breaking neighborhood news. Just visit our website at www.twincreekshoa.com and give us your name, street address and email address that you would like information sent and when we post news you will get it immediately. In addition you will also be sent this quarterly newsletter when it is published via email

The board looks forward with anticipation to a great year of volunteer service to each and every homeowner in Fieldstone and Brookstone. Please feel free to call our community voicemail at 317-592-9516 or reach us via email by going to the website. In addition all resident are welcome to attend monthly board meetings held the 4th Wednesday of every month at 7:00pm at Robin Run Community Center.

Thank you in advance and we look forward to personally meeting each of you in the future.

The Twin Creeks Homeowners Association Board

News You Can Use:

- **Monthly Meetings:** Held fourth Wed each month at Robin Run Community Center, 7:00pm.
- **Architectural Committee Approval** is required for all changes made to the exterior of your house and yard. Please visit website for approval form.
- **Volunteers Needed:** If you have a special event or activity you would like to plan, please contact any Board member.

Those Pesky Scallops!

The first question some may ask is, what are scallops? The second question may be, what do they have to do with my house?

The answer has more to do with architecture than marine-life. Scallops are continuous series of curved projections forming an ornamental border or decoration. These white vinyl scallops were used for architectural detail on the Brookstone homes. Although providing your home with a unique and classic style, they do require ongoing maintenance to retain the quality, the look and appearance you want for your home to have.

Porter Paints recently shared with the TCHOA Architectural Committee advice and tips on maintaining long term quality and appearance for the scallops.

It is a three step procedure:

1. The black discoloration that grows on the white vinyl scallops is mildew and needs to be removed regularly. MILDEW CHECK is a Porter Paint product developed to eliminate the mildew - it is combined with fresh bleach, applied with a brush over the vinyl and should remain on 20 minutes in a wet condition to be effective. If the liquid begins to dry before 20 minutes is up, it can be re-applied to maintain the wet surface and allow the mildew remover to work. They stressed that fresh bleach needs to be used, as bleach has a half life and becomes less effective the longer it sits on your shelf. Asked why not just use straight bleach? Porter stated that the bleach would be too strong, can yellow the scallops and possibly cause them to crack. WASH OFF the MILDEW CHECK preparation.

2. PRIME scallops with an Acrylic Bonding primer (Porter 515) which contains mildew inhibitors.

3. PAINT with Porter ACRI-SHIELD white paint which also contains mildew inhibitors.

And then you're done. Your house will look great. If you have questions about this or other architectural maintenance items, please contact a representative from the Architectural Committee.



Neighborhood Walk-Through Results

Every Spring and Fall, the Architectural Committee performs a walk-through of the neighborhood to spot maintenance issues that are not in compliance with the covenants and bylaws of the association. This check is not done to criticize the appearance of any one home but to make sure all homes are maintained properly and to ensure our property values remain as high as possible. Should you receive a letter from the Architectural Committee, please contact them as soon as you can. The committee understands that maintaining your house is a time consuming and sometimes expensive process. In most cases you will be asked to provide a time frame on when repairs can be made, if it's something that cannot be done immediately.

Some of the areas of concerns noted during the walk-through are as follows:

- The accumulation of algae on architectural scallops, usually over the garage – one potential solution is included in this newsletter issue.
- Ongoing need to caulk and paint the rough cut wood trim surrounding the windows and chimney. If the chimney area is allowed to leak the underlying wood disintegrates. The committee found the repairs to be approximately \$1,500.
- Similarly a beam over the garage can have the same problem and the cost to remove and repair is also around \$1,500.
- Aged and yellowed plastic on the sidelights of the front door makes it important to prep and paint to match the house trim.

Your Architectural Committee members are Diane Richards, Greg Clark and Rachel Link and can be reached at 592-9516 or architectural@twincreekshoa.com.



2008 ANNUAL DUES

Due to the increase in cost over the past three years for maintenance of the common areas, the Board of Directors has determined that it is necessary to increase the annual dues. The annual Fee for 2008 will be increased by \$26.00 per household. The 2008 budget will delineate how the monies will be spent and a copy will be sent to each household by the end of October.

In an effort to insure that all homeowners are aware, and have a copy of our Covenants, and Bylaws, the board has developed the website twincreekshoa.com where homeowners may download a copy of the Covenants and Bylaws.