

LETTER FROM THE BOARD

Hello to all Twin Creeks Neighbors!

The board has hopes of sending out this newsletter on at least a semi-annual basis, if not quarterly. From your suggestions, one of the things the board has worked to improve is our communication to you, our neighbors. While this newsletter is one tool, we have also purchase sandwich boards that we can display if there is an important announcement (like last year's Halloween party or our recent muskrat problem).

"Due to the cost of printing and mailing the newsletter for the entire neighborhood, the board is planning to make this newsletter **on-line only**. You will be notified of the publication of the on-line newsletter by the message boards in the neighborhood entrances. We, however, do realize that some of our neighbors might not have access to internet and we do want to keep the neighborhood informed. We will mail a hard copy of the newsletter to you but only if you request it. Please let us know at 592-9516 (option # 3) or the secretary's email at secretary@twincreekshoa.com."

In addition we have upgraded our website as well. You should now be able to register your name on the website and if any new information is added you will receive an email. Also, all our agendas and minutes from prior meetings are on the site PLUS we have a message board (called EZ board) where you can ask the board or your neighbors' questions. All are welcome to attend the monthly meetings at Robin Run Community Center at 7:00 on the fourth Wednesday of each month.

One thing we so want to mention is that the positions on the board and on any committee are strictly volunteer position. Several of the current board members are on the board from the direct result of coming to the meetings, being named a board alternate and then filling in once a prior board member resigned or moved out of the neighborhood. So, we always WELCOME anyone that would like to volunteer their time and talents to the neighborhood.

To that point, sometime in early May you will be receiving a nomination ballot in which you can name yourself (or someone else) to run for the board. The board elections will be at the June meeting

If you have any ideas or suggestions or comments on how we can improve our neighborhood please let us know.

Thank you for making Twin Creeks a great place to live,
THE BOARD

ARCHITECTURAL COMMITTEE CORNER

The spring walk though was recently completed. If you received a letter, again as mentioned on the website, the items that were cited were done so in an effort to make you aware that some items on your home may need some maintenance. The letters were not meant as a criticism of the upkeep on your home, merely another set of eyes suggesting ways to make your house look just a little bit better. The community covenants state that the exterior of homes and lawns are to be well maintained. This covenant was put in place so as to keep up the curb appeal of the neighborhood and make it stand out among other neighborhoods.

If you receive a letter, we ask that you respond within one week as to your plans to fix the issue. **THIS DOES NOT MEAN YOU HAVE TO FIX IT IN ONE WEEK.** The response is merely an acknowledgement of the letter and your plan to address the problem.

Some of the most common issues noted include
BROOKSTONE

- The accumulation of algae on the scallop detail usually over the garage – one potential solution can be found on line in the fall 2007 newsletter
- Ongoing need to grout 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 tear off and repair is also around \$1,500.
- Mailbox – rusted mailbox or incorrect lettering. Also broken posts or incorrect color. See further in this newsletter for options.

FIELDSTONE

- Aged yellow plastic on the sidelights of the front door which makes it important to prep and paint to match the house trim

The committee is planning sometime in the late spring/ early summer to review the neighborhood's lawns to make sure they are being kept green and (relatively) free of weeds as per covenant requirement.

Other topics

- Architectural Committee approval is required for all changes made to the exterior of your house and yard. Please visit the website to obtain the approval form
- Monthly Meetings- Held the fourth Wednesday of every month at Robin Run Community Center, 7:00pm.
- Board Members are
 - Brady Krueger – President
 - Charles Young – VP
 - Russ Kushigian – VP
 - Wyatt Smith – Treasurer
 - Ed Parada – Secretary
- Garage Sale time is coming up! Per suggestions of other homeowners, the Garage Sale will be moved to June to coincide with other neighborhoods' sales. The garage sale will be Friday June 6th and Saturday June 7th. Please note that unless we hear strongly from the neighborhood there will be only one garage sale this year.
- Please be aware that there have been coyotes spotted in the woods of the neighborhood. While not presenting a problem in the past, please be careful with your small pets.

ARTICLES AND ITEMS FROM TWIN CREEKS NEIGHBORS:

BOOSTING HOME VALUES

With unlimited choices in today's inventory-heavy home market, the quality and character of a neighborhood can impact how inviting homes are to buyers.

A Spiffy-looking, uncluttered, well maintained neighborhood can affect the value of your home. A multiplier effect occurs when the neighborhood is well cared for. Everyone wins as home values increase.

Characteristics such as consistent landscaping, similar mailboxes, paved roads free of potholes and the same garage doors create a visual effect to the buyer driving through the neighborhood.

If just one person makes a positive change, it influences the choice of others. Improvements can really catch on.

(Source: Indianapolis Star, March 2008)

MAILBOXES

Two mailbox styles comprise the standard within TCHOA per the original development design for the neighborhood.

Fieldstone

The mailbox standard for Fieldstone is brown with tan lettering on a natural wood post. TCHOA contracts with Address Art for mailboxes and mailbox posts. The price for our community is \$66 plus tax and \$15 for installation. You can also contact Joe Peeler at 255-2500 for post installation. Handpainted addresses, applied reflective adhesive numerals and mailbox colors other than the original brown should be replaced to match the original intent of the neighborhood.

Brookstone

The mailbox standard for Brookstone is: white metal mailbox on green wood post. The mailbox posts were painted a standard green throughout the community about two years ago and new installations should match that color. Addresses are dark green vinyl

applied directly to the mailbox and the style can be matched by local sign shops. Next Day Signs, 5224 W. 86th Street (875-7446) has produced good results for several homeowners. If your mailbox is rusted, dented, or needs replacing, white metal mailboxes can be purchased at Lowes for around \$12, and wooden posts at \$20. By taking your old mailbox to the sign shop, they will match the color, size and font as well as apply 4 numerals in green vinyl for under \$10.

COME PLAY WITH US!

We are 4-year-old twin boys looking for some playmates. We like children and babies of all ages and want to meet more people in the neighborhood. We just had a birthday and have lots of fun toys. Come to our house on Friday, May 10th at 10:00. We'll have snacks and lots of fun. If interested RSVP to Julie Parada 291-4825 or julieparada@sbcglobal.net. If interested in playdates, but the time/day doesn't work for you, please let me know as well. Can't wait to meet new and see old friends!

TWINCREEKS STAY Fit: Three Nearby Fitness Walks

With warmer weather comes the opportunity to get out and get some exercise. Here are three nearby fitness courses you can take for an after dinner family walk or for a more serious weekend jog.



1. Robin Run Village Loop 1.45 miles

The 1.45 mile walking trail around Robin Run Village takes you through the woods by the Coan-Lea Cabin, the tennis courts, by Pike High School, along 62nd street and through the recreational vehicle parking lot. The trail is fully paved with part of it being on the sidewalk along Robin Run West Drive. Twin Creeks residents are welcome by Robin Run Village to use the trail. There are numerous ways to shorten your walk if you are not up to the full 1.45 mile length.

You can access the trail through the Brookstone/Fieldstone playground by Robin Run Creek or via the common area and pond access points behind Brookstone Way and Stonecreek Drive. However, please respect private property. There is no public access to the Robin Run Village trail between any homes in Brookstone.

2. Northwestway Park Loop 1.58 miles

For a longer walk or more serious run the paved trail around Northwestway Park takes you by the soccer fields, around the prairie restoration area and by the natural woods. By using the cut off you can shorten your route to about one mile. Watch out for the disk golf players. The Northwestway Disk Golf Course is nationally recognized and in use frequently.

3. Brookstone Loop 0.73 miles

For some light exercise right in the neighborhood you can walk the three-quarter mile Brookstone Loop along sidewalks along Bird Branch, Creeks Crossing, Brookstone Way, and Twin Creeks Drive.

TCHOA BOARD MEMBER PROFILE: Meet Secretary Ed Parada



Ed Parada joined the board as an alternate in mid 2006. Born and raised on the Eastside of Indianapolis, Ed moved to Pike Township 11 years ago on a dare. Ed has been married to his wife Julie for almost 8 years and he and his family moved into the neighborhood on the hottest day possible in July 2005. The Paradas were drawn to Twin Creeks by the friendliness of the neighbors, the nature like setting of the trails and the promise of free ice cream once a year provided by Crime Watch. He has twin 4-year-old boys and longs for the day when they are old enough to mow the lawn. He is a member of St Monica Catholic Church and can be seen there on Sundays chasing the twins in the cry room.

Ed has spent the last 12 years working in the exciting field of banking. From this extensive work experience he has learned to rapidly make change for a \$5, \$10 and recently \$20 bill.

Ed hopes that soon he will be a full vice president where he will be taught to make change for a \$50. Ed likes to lift weights and he has run the mini marathon the past several years, not because he enjoys running but rather to burn off all the excess calories from eating the twins' leftover chicken nuggets, hotdogs, pizza etc. Ed is a Sagittarius, dislikes mean people and looks forward o helping make the neighborhood (and world) a better place to live.