



Roudebush Farms Roundup

Spring 2010

Issue No. 1



Keeping Connected

POA Web site and electronic newsletter launched

Roudebush Farms is going digital in 2010. The Roudebush Farms POA Web site, www.roudebushfarms.org, was unveiled during our Annual Meeting in February and will serve as our primary means of communication going forward. All information and notices will be posted on the Web site. Residents will also receive a quarterly newsletter each season starting with this issue, the Spring 2010 edition. If you have not already done so, please submit your name and e-mail address to the Board at board@roudebushfarms.org and keep connected with the latest news and community updates.

Are you a fan of Facebook? Become a fan of Roudebush Farms!

Follow Roudebush Farms on Facebook and get updates and reminders from the Board, get to know your neighbors, and get the scoop on area events and Noblesville news that may interest you. We are working on getting an easy-to-remember custom URL for Facebook, but need 25 members to qualify. Help us reach our goal - just log on, search for Roudebush Farms, and become a fan today!



Pool, Parks, & Play Areas

New equipment installed at the North Park playground

Two new benches and a trash can were installed this spring at the North Park. The damaged Jenn-Swing harness was also replaced. Several homeowners have volunteered to monitor the playground areas and identify any maintenance issues that may come up throughout the year. As the weather gets warmer and more people are using our parks and play areas, please help keep them clean by picking up trash and using the trash cans in each area.

Pool card numbers needed to ensure pool access this summer

The Board is missing some pool card numbers from residents. Pool card numbers must be on file in order for your card to be activated for the upcoming season. Please e-mail your pool card number to the Pool Committee at pool@roudebushfarms.org to make sure you're able to start enjoying the pool as soon as it opens this summer.

Get some relief from the summer sun under new pool umbrellas

New umbrellas have been purchased for the community pool for the upcoming pool season. We are splitting the costs with our sister community, Roudebush Woods.



Community News

New signage installed at neighborhood parks and ponds

Signs have been installed for our community entrances, parks and ponds. "Open Dawn to Dusk Only" signs were placed at both parks and "No Swimming" signs were posted at both ponds earlier this spring.

Fish take up residence in Roudebush Farms ponds

Fish are friends here at the Farms. Grass carp have been added to both ponds in the community to help control the vegetation and reduce the amount of chemicals required to maintain the ponds. The North Pond was stocked with 20 fish while the South Pond received ten on March 23. Although grass carp will not eat traditional bait, please do not try to catch them when fishing in the ponds.



Architecture Committee

Architectural Approval Committee up and running

The Architectural Approval Committee will review building proposals to ensure they comply with our current Covenants and Restrictions and will work with the Board to propose modifications to the Covenants and Restrictions in order to enhance and maintain our community. No changes can be made to the current Covenants and Restrictions without a vote from the homeowners.

All exterior changes to your property including landscaping, decks, fences, painting, driveway modifications, and swingsets require approval from this Committee. Applications are available

on the Web site and should be sent to the Committee via mail. Please contact architecture@roudebushfarms.org with any questions you may have.



Board Meetings

2010 Board Meeting schedule now available

The Board will hold monthly meetings to conduct POA business. All members of the neighborhood are invited to attend the meetings, but will not be permitted to address the Board unless they are on the agenda.

Requests to address the Board are welcomed, however the request should be received by the Board at least 14 days prior to the scheduled meeting. To request to be on the agenda, please submit your name, your property address and/or lot number, and a brief description of the topic you wish to discuss to board@roudebushfarms.org.

Upcoming Board Meetings

Sunday, May 2, 2010 - 4:00 PM

11075 Godfrey Drive

Sunday, June 13, 2010 - 4:00 PM

11075 Godfrey Drive

Sunday, July 11, 2010 - 4:00 PM

11075 Godfrey Drive

Please note these dates, times, and locations are subject to change. Any meeting updates will be posted to the POA Web site.



Dollars & Sense

Annual dues collected; 2011 bills to be distributed electronically

The Board has collected \$64,021.26 in dues to date. Our 2010 Budget has an estimated \$82,155 in expenses. We will continue to collect outstanding balances as well as

dues for the remaining lots as they are sold. Beginning in 2011, bills will be sent electronically. Please make sure your e-mail is on file with the Board to avoid any delays in receiving your 2011 bills next winter.



Rules & Reminders

You can help our neighborhood and community look its best

In order to keep our neighborhood clean and inviting, we are all responsible for picking up after ourselves and our pets. Please be courteous to your neighbors, and be sure to store your trash cans and other items on the side or the back of your house.

Make our neighborhood safer by staying off the street

Homeowners should limit street parking whenever possible. Cars parked in the street can make navigating the neighborhood difficult and limit visibility, especially for children playing outside during the warmer months. All vehicles parked in the neighborhood should be in working order and have current tags. Abandoned cars are not permitted. This includes cars parked in your driveway.



Upcoming Events

Community Day

Saturday, April 24, 2010 - 10 AM to noon
Meet at the parks for a neighborhood clean up followed by a cookout at 1 PM for all volunteers.

Neighborhood Garage Sale

Friday, April 30 & Saturday, May 1, 2010
Starting at 8 AM

Signs advertising the event will be posted at the entrances before the garage sale.