



Issues #2
Summer 2010

Hello!

Welcome to the Summer 2010 Edition of the Roudebush Farms Roundup, the official newsletter of the Roudebush Farms Property Owners Association.

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President's Corner



Bob Anderson has submitted his resignation as President effective June 27, 2010. Bob has work obligations that will not allow him to devote the time he would like to the POA. The Board would like to thank Bob Anderson for all the hard work and dedication he put in as President. Bob has been involved with the Association since the Fall of 2008. He spent a considerable amount of time preparing the POA to transition from the Developer to the homeowners.

In a Special Meeting on June 27, 2010, a motion was made and passed to appoint Sara Carrington as our new Roudebush Farms POA President. Sara will carry out the remainder of the President term, which lasts until the end of 2010. Sara has served on the Roudebush Farms Board as Secretary and Member-at-Large since February 2010. Sara works in Finance and has experience with contracts and agreements.

Pools, Parks & Play Areas

Roudebush Pool gets a makeover

The Roudebush community pool started off the summer swim season with several improvements this year. The Board made repairs to the damaged lights, fence, screens, and filter/drain system as well as 46 pool chairs that had broken straps. New



Community News



The Results Are In - Covenants & Restrictions updated

The Board recently held a vote to determine potential modifications to our Covenants, Conditions, & Restrictions (CCR) regarding fences and outbuildings. We received 63 votes, which is 37% participation.

Based on the voting results, there will be no changes regarding fences, but outbuildings will now be permitted.

Per the terms of our CCR, 20% participation is required to meet quorum (34 votes). Any changes require assent of 2/3 of those voting, in this case 42 votes.

umbrellas, an additional lifeguard chair, and towel hooks were also purchased for the pool. Other pool improvements include sanding a large portion of the pool bottom, modifying the heater to also heat the baby pool, and installing donated cabinets and paint in the guard room.

[Pool hours](#) for the 2010 season are Monday - Saturday, 11 a.m. to 9 p.m. and Sunday, from noon to 8 p.m. However, the pool will close at 7 p.m. on Friday nights if a party is scheduled.

The Roudebush pool can be rented for parties and events for as low as \$50.

Missing your pool card?

Pool card numbers must be on file in order for your card to be activated for access to the community pool. If you do not have a pool card, please e-mail poolcard@roudebushfarms.org and include your name, address, and lot number.

Pilates at the pool

Pilates classes are now being offered at the Roudebush community pool facility. The classes are available from 9 a.m. to 10 a.m. on Wednesdays, Fridays, and Saturdays for \$5 a session and are taught by a certified instructor.

[Swimming lessons are now available](#)

Architectural Committee



Outbuildings now permitted

Roudebush Farms homeowners voted in favor of allowing outbuildings in the community during the vote the Board conducted in June. Outbuildings constructed must follow the following restrictions:

Size Restrictions: The Committee shall determine the overall size of outbuildings; provided, however, that the following maximum heights of walls and roofs shall not exceed the following:

- Overall footprint of outbuildings cannot exceed 10'x12' footprint
- Side walls cannot exceed 8' AFF (above finished floor)
- Peak height cannot exceed 12' AFF (above finished floor)
- Only 1 outbuilding is permitted per yard, i.e., shed, playhouse, fort, etc. (this does not include swing sets or jungle gyms)

Design, Material and Finish. If an outbuilding is painted, then it should be maintained, at all times, in a "like new" condition.

- Barn style structures are not permitted in keeping with the architectural style of the community.
- Exterior Finishes must be finished with vinyl siding or comparable material that matches the style of the residence. T-111 siding, particle board, and metal buildings are NOT permitted.
- Roof of outbuilding must be completed with standard asphalt shingle.
- Colors of siding and roof shingles should be in the likeness of your home or other earth-tones.

Voting Results for Fences

No change: 26 votes

5-foot Option: 6 votes

6-foot Lattice Option: 31 votes

Voting Results for Outbuildings

No change: 18 votes

Allow Outbuildings: 45 votes

Thank you to everyone who participated in this vote.

First-ever Community Day a success!

The Roudebush Farms POA held its spring Community Day April 24 and several volunteers of all ages pitched in to clean up the parks, ponds, and common areas. The team also spent time weeding and trimming the community entrances and mulching the playgrounds.

A huge thanks to everyone who came out and helped get our neighborhood in shape for the summer!

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Approval. The exact location, material, color and dimensions of the outbuilding and rendering or photograph thereof shall be submitted to the Committee for written approval at least thirty (30) days prior to proposed construction. If however, approval has not been issued by the Committee in writing within thirty (30) days after submission, then said request shall be considered Denied.

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Architecture Approvals

Reminder - all exterior modifications require approval from the Architectural Review Committee. This includes, but is not limited to, swing sets, fences, patios, outbuildings, painting, and landscaping. The committee has approved 23 requests and denied 2 applications to date in 2010.

[Architecture Approval Form...](#)

Rules & Reminders

Slow down and keep our streets safe

Be sure to watch your speed when driving through the neighborhood. As we move through summer, more residents, especially children, are out and about enjoying the warmer weather. Help keep our neighborhood safer and ease off the gas as you head home.

Help us keep an eye on the streetlights

Per city ordinance, streetlights must be on from dusk to dawn. One repair was made in June, and we need your help making sure all of our neighborhood lights are in good working order. Please report any malfunctioning streetlights to the Board at board@roudebushfarms.org.

Be a good neighbor and stick to the sidewalks

Please do not cut through yards when visiting neighborhood parks, ponds, and other houses in the community. Sidewalks are installed throughout the community and are the safest route to get wherever you're headed in the neighborhood.

Street Parking

Overnight street parking is not allowed. Please be courteous to everyone and park your vehicles in the driveway overnight.

Dogs

Please pick up after your pets. We have had issues with droppings left in lawns and common areas.

Noblesville fireworks guidelines announced

Fireworks may only be used in the Noblesville city limits during the following days and times:

- a) Between the hours of 5 p.m. and two hours after sunset on June 29 thru July 9 (except July 4)
- b) Between the hours of 10 a.m. and midnight on July 4
- c) Between the hours of 10 a.m. on December 31 and 1 a.m. on January 1

Upcoming Events

Board Meetings

Wednesday, July 14 at 7 pm- 11075 Godfrey Dr.
Sunday, August 1 at 7 pm- 11075 Godfrey Dr.

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