

## **February 2010**

**Budget-** The POA establishes an operating budget each year. Our 2010 budget can be found on our website at [roudebushfarms.org](http://roudebushfarms.org). A significant amount of time has been put into reviewing the budget and making reductions and improvements as needed. If you have specific questions regarding our 2010 budget, please feel free to contact our Board.

**Dues-** The due date for our 2010 Dues was pushed back following feedback from homeowners. Suggestions have been made to have multiple payments over the year. At this point we do not have an operating reserve established to allow multiple payments. Once a reserve is established the Board will consider adjusting the payment schedule to multiple payments throughout the year. Additionally, we can only accept checks for Dues payments. Allowing credit card or other forms of payment would cost the POA additional processing fees.

**Holiday Decorations-** Our 2009 budget included an amount for holiday decorations even though no decorations were put up in 2009. This amount was for the removal of the 2008 decorations in January 2009. The current Board met with the Developer in late December to transition the POA from the Developer to the homeowners. The Developer chose not to put up decorations last year. The Board will be looking at additional ways to decorate our community during the holidays with less cost to the homeowners.

**Mowing-** Beginning this year we will be using a new mowing company to better suit our budget and needs of our community. As a reminder, homeowners that live on a pond must mow to the edge of the pond. Common areas adjacent to the ponds will be mowed by our contracted service.

**Neighborhood & yard maintenance-** Everyone is responsible for picking up after themselves and their pets. Please be courteous to your neighbors! Storage of items in your yard should be limited to the side and back of your house.

**Parks-** The Board is looking into getting a trash can and bench or table for the north playground. It remains everyone's responsibility to pick up trash to maintain the cleanliness of our playground. The Board will host a Community Day in the spring to clean up the parks and plant flowers in our neighborhood. We also have several homeowners that have volunteered to monitor the playground areas.

**Pool-** The pool is shared with our sister community, Roudebush Woods. The costs for maintaining the pool are split evenly between the two communities. The pool benefits all homeowners regardless of whether you use it or not. The costs for the pool are included in our Annual Dues.

**Snow plowing-** After recent storms we are aware that snow removal from the cul-de-sacs has not been performed in as timely a manner as residents would hope. Snow removal is the responsibility of the City of Noblesville Street Department. They can be contacted at 317-776-6348. The neighborhood does not have any contracts for plowing sidewalks or other common areas.

**Sheds & Fences-** During our Annual meeting in February we had several homeowners volunteer to participate in the Architectural Approval Committee. The responsibility of this committee is to review building proposals to ensure they comply with our current Covenants and Restrictions. The Board and the Architectural Approval Committee will work together 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.

Street parking- Homeowners should limit street parking whenever possible. Vehicles in the street can limit visibility which is important as the weather improves and children are playing outside. During the winter it also limits the ability of snowplows to clear the road. Vehicles should have current tags and cannot sit over 2 consecutive days. If you believe an abandoned vehicle is parked in the neighborhood, please contact the local police department.

Streetlights- We recently bought out the leases for the streetlights. We will begin doing our own maintenance on them as well. As of March 6, 2010, the lights have been checked and several sensors have been repaired. Streetlights must remain on per the City of Noblesville ordinance. Homeowners may not tamper in any way with the lights. If you are aware of a streetlight needing repair, please contact the board.