



Issue #3

Fall 2010

Hello!

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

President's Corner



We've had a great summer here in Roudebush Farms, but I am definitely looking forward to welcoming Fall with open arms. I'm also looking forward to meeting many of you at our first ever Roudebush Farms Fall Fun Fest on September 18. This is a great way to get to know your neighbors, and we hope you'll join us!

The Board will be holding elections for the position of President in October. The presidential term runs from January 1, 2011 through December 31, 2013. If you're interested in running, please send us an email at board@roudebushfarms.org. Just imagine: you could see your name in lights right here in the President's Corner!

As we're winding down the 2010 pool season, we're already planning for 2011 and are looking for a few good volunteers to serve on next season's Pool Committee. If you are interested in being a part of the Pool Committee, please email us at board@roudebushfarms.org.

I sincerely hope that you will take these opportunities to become involved in the decisions that impact your neighborhood and the value of your investment.

Sincerely,
Sara

Pools, Parks & Play Areas

Roudebush Pool

We have just completed another great season at the pool. Special thanks to Linda Hite and Sara Carrington for volunteering to serve



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Welcome to Roudebush Farms!



We would like to welcome the following residents & their families to our community:

Christopher & Robyn
Bewley
Matthew Blower
Nathan & Stacey Evans
Brett & Megan
Faustman
David & Carol L. Gump
Scott & Michele Hindley

on the Joint Pool Committee.

If you have comments, questions, suggestions or ideas about the pool, please send them to pool@roudebushfarms.org. We are already planning for next season and would love to hear from our residents.

Spraying and Mowing in Common Areas

Some of you may be asking why we aren't spraying and mowing the grass in the common areas more often?

Our annual POA dues are used for a variety of expenses including insurance, pool management, pool maintenance & improvements, property taxes, utilities, landscape, mowing, and pond maintenance. While under the management of Boomerang Development, the POA entered into a 15-year lease at 18% for the streetlights. The current Board felt the terms and conditions of that lease were detrimental to the long-term financial success of our community and a decision was made to buy out the remainder of the lease. This necessary expense saves over \$56,000 over the full term of the lease, but this decision had a large impact on our budget and required that we reduce expenses in order to meet our 2010 Budget.

Our 2010 maintenance budget for mowing, lawn maintenance & pond care is \$11,000. Year-to-date we have spent \$7,040 on these services. We have sprayed for weeds three times in the common areas and five times at the entrances. We have also been challenged by the record breaking heat we have experienced this summer which has encouraged weed growth.

In addition to the financial constraints of our budget, the common areas in the north portion of our neighborhood were seeded within the past year. Ideally, this young grass should be watered regularly and then reseeded as needed. Boomerang Development has not installed any water sources at the north end of the community. Currently the 191st and Promise Road entrances have in-ground sprinkler systems installed. If you feel that the Developer is responsible for completing the 196th entrance with a sign and sprinkler system, please contact them directly at (317) 849-7607.

We appreciate everyone's patience with this issue. If you have helped by pulling weeds when you visit the parks, we thank you.

Community News



Roudebush Farms Fall Fun Fest

We will be holding our Roudebush Farms Fall Fun Fest on Saturday, September 18 from noon to 3 p.m. at the South Park.

In addition to food, fun and games, we will have visits from the Noblesville Police & Fire Departments. We will also have information on our Crime Watch program.

October Elections

Roudebush Farms Property Owners Association will be holding the annual election in October. We will be voting on the three-year term of the POA President, which will be up at the end of this year.

Please check your email for the voting information.

Farrah & Robert
Mahoney
Brent & Stephanie
Miller
Dennis & Liska
Baltimore
Tristan & Katrina
Lengacher
Nicholas Caughell &
Melissa Phillips
James & Kristi Porter
Devin Riley
Timothy Siukola
Charles & Yukiko
Tippett
Nicole Paddock &
Michael Waight

Upcoming Events

Fall Fun Fest

Saturday, September
18
Noon to 3 p.m.
South Park

Board Meeting

Wed., September 8
7 p.m.
Noblesville Library

Dollars & Sense

2010 Budget

Our current budget can
be found on the [RF
POA Web site](#).

Architectural Committee

Year-to-date the
Architectural
Committee has
approved the following
requests:

Decks - 3
Driveway Extensions -
3
Exterior Painting - 3
Fences - 5
Hot Tubs - 1
Outbuildings - 4
Landscaping - 8
Patios - 6
Pergolas or Patio
Screens - 5
Swingsets - 3

Volunteers Needed

Our POA is always looking for volunteers! If you are interested in participating in any capacity, please contact us at board@roudebushfarms.org.

Business Listings

Child Care

A Big Happy Family Childcare...because your child deserves the very best start in life! Loving, experienced, Christian, Masters-degreed mom enjoys helping kids learn through creative play! Activities include phonics, numbers, baking, gardening, and arts & crafts. Full-time, part-time, or drop-in care. 24/7 availability. Licensed & insured. All ages welcome! Call 770-6719.

Cosmetics & More

Jennifer Hanna, Independent Avon Sales Representative. Let Jennifer serve all your Avon needs. Avon products include cosmetics, bath and body, jewelry and clothing. Items can be brought to your home or you can order online and directly ship to you or as a gift. Call 702-1770 or visit www.youravon.com/jhanna2177.

Custom Jewelry & Gifts

Amy Cornwell Designs features personalized, custom stamped jewelry in sterling silver, gold filled and copper. Items start at just \$3 - perfect for any budget. Each item is hammered in her home studio, then polished and packaged as a gift. You can view items at www.amyconrnwell.com.

Education

Legacy Christian School provides Christian curriculum to children from Pre-K to 8th Grade. Legacy recently relocated to 1399 Greenfield Ave in Noblesville. The school is accredited by the State of Indiana. For more information, call 776-4186 or visit www.noblesvillechristianschool.org.

Food

From main dishes to desserts, Tastefully Simple offers a wide variety of easy-to-prepare foods and gifts for every day and every occasion. Best of all, our products can be enjoyed right out of the package or prepared within minutes! For more information, please contact Emily McIntosh at 626-2047 or visit www.tastefullysimple.com.

Interior Decorating

Celebrating Home, formally Home Interior & Gifts, Inc., is a party planning, decorating, entertaining and fundraising home business that offers candles, stoneware, pictures, dips, cookies, greenery, sconces, mirrors and more. Proudly serving for 26+ years. Browse or shop 24/7 directly from my Web site at www.celebratinghome.com/sites/zldavis or call Z. Leslie Davis at 770-8466.

Jewelry & More

Stella & Dot is oh so much more than an irresistible, boutique style jewelry line. It's a company inspired by and created for strong women - just like you. The media can't get enough of Stella & Dot. Celebrities flaunt our couture style. From statement pieces to everyday signature charms, there's something for everyone at every price point! Call Valerie Riley at 403-3587 or visit www.stelladot.com/valerie.

Three Season Rooms-
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Architectural Forms
can be found on the
[POA Web site](#).

Our POA Board

Sara Carrington
President

Emily Martin
Vice-President

Janet Condry
Treasurer

Danny Alberts
Member-at Large

Keep Connected

[Roudebush Farms
POA Web Site](#)

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Fragrance

Scentsy Warmers are safer and more decorative than traditional candles. Beautiful ceramic pots use a low-watt bulb to melt specially formulated wax slowly, maximizing the fragrance time of the Scentsy Bar. With no flame, soot, smoke or lead to worry about, the Scentsy system is a safe way to enjoy more than 80 delightful Scentsy fragrances. Call Valerie Riley at 403-3587 or visit www.valerieriley.scentsy.us./home.

Marketing

Liberty Production Solutions provides graphic designs for businesses and organizations. Services include Web site design, publications, brochures, logo design, signage design, promotional publications, marketing materials, event planning and photography. Professional yet Personal Service. Call Spike Shepler at 432-2100 or visit www.libertyproductsolutions.com.

Party Supplies

Best Rentals is a full service party rental store offering tents, tables, chairs, moonwalks and more. Mention this ad and receive 10% off your order. Call Barry Felix at 638-3515 or visit www.bestrentals.net.

Piano & Voice Lessons

Julie Sprung's Music Studio provides piano and voice lessons for children from 4-years-old to adult. Lessons available in Mrs. Sprung's Noblesville studio or in your home. Individual or group lessons available. Lessons start at only \$22 for 30 minutes. Mention this ad and receive \$10 off your first private lesson. Call 219-6815 or visit www.juliesprung.musicteachershelper.com.

Signs & Banners

ISF Sign Specialists can design, fabricate and install all types of signs. We have experience working throughout the country. Give us a call and let us help you with all of your sign needs! Call Eric Beckner at 251-1219 or visit www.isfsigns.com.

If you would like your business listed in a future newsletter or on our website, please email us at board@roudebushfarms.org.

Avon Fundraiser for Charla Stout. Charla is a local girl who has been featured in the Indianapolis Star and other area newspapers. She was born with an irreversible heart condition (TAPVR, AV Canal, Single Ventricle and Pulmonary Stenosis) affecting only 1 in 50,000 children. She has undergone three open heart surgeries and is currently on the heart transplant list through Riley Hospital for Children. Money is being raised to assist with Charla's post-transplant care and expenses.

HERE'S HOW THE FUNDRAISER WORKS, IT'S REALLY SIMPLE:

The Fundraiser will run from **August 25, 2010 through September 25, 2010.**

Register and Place Your Order at: www.youravon.com/jhanna2177

(You must register before you place your order for it to be credited to the fundraiser)

After placing your order, at Check Out (and this is the important part) enter the **Promo Code:**

CHARLASHEART01

(THIS IS CASE SENSITIVE)

(If it is not entered or entered incorrectly it will not be credited to the fundraiser)

Your order will be shipped directly to the address you provide

Order as often as you like, just remember to use the Promo Code: **CHARLASHEART01 each time.**

[Check it out now...](#)

[Forward email](#)

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Roudebush Farms POA Board | PO Box 2002 | Noblesville | IN | 46061