

North Willow Park

ANNUAL MEETING NOTICE

Don't miss our Annual Co-Owners Meeting for North Willow Park!

When: November 6, 2017

Time: 7:00PM

Where: College Park Elementary
2811 Barnard Street, Indianapolis Indiana 46268

Enclosed, please find the proposed budget for 2018, a proxy and a nomination form. Please make sure if you cannot attend the annual meeting, you submit your proxy directly to Ardsley Management. Don't forget that we have a drawing/giveaway for one free month (Jan 2018) association dues to one lucky winner. You must be present to win!

FALL NEWSLETTER

Dear North Willow Park Co-Homeowners,

What a beautiful summer, we can only hope this represents an even better fall and winter! Your Board of Directors would like to provide the following updates:

Our New Property Manager:

Welcome Sarah, we are happy you are here! For those of you who have not yet met Sarah, she has been actively working within our community, (transitioning very nicely into her new property manager's role) representing North Willow Park Co-owners Association. She has been working very closely with Chris Noll and has made her final transition. At this point, please contact Sarah Leveridge at sleveridge@ardsleymgmt.com for your Association needs.

Trash Receptacles:

Our community has adjusted very nicely to the trash cans we recently received. Thank you all for making that additional step to create room in your garage for the storage of these containers to help ensure our community remains beautiful and uncluttered. It is greatly appreciated. As a friendly reminder, when setting out your trash can, please make sure that there is a minimum of 3-5 feet placed between each trash can reciprocal in order to provide Waste Management the ability to pick up the cans properly. This provides not only efficiency but also helps eliminate broken wheels and other wear, tear and replacement costs. If you have repairs needs, please contact the Mayor's Action Center directly at 317-327-4622.

Board Member Terms coming to conclusion:

We will have two (2) positions that will be coming to term this year. If you are interested in joining the Board of Directors, please fill out the enclosed nomination form and return it 10 days prior to the Annual Meeting. Please remember in order to be a possible candidate for the board, you must a homeowner and vested on title.

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2017

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Carolyn Bickel
President

Christine Hoak
Vice President

Susan Neves
Secretary

Katie Ciechanowicz
Treasurer

Allison Maguire
Grounds

Randy Redelman
Architecture

Paul East
Grounds

Management Company:
Ardsley Management
Phone number 253-1401
sleveridge@ardsleymgmt.com
Direct # is 259-0383 x223

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Projects:

Fences

Phase II of our fence replacement project is complete. It went very smoothly and it has really enhanced the overall look and feel of our community. We will begin Phase III in 2018, weather permitting. Our plan is to replace the remaining old fences and to have this project completed by the end of 2018, based on budget and any unanticipated contingencies/emergencies.

Cement

Our cement project is complete for 2017 and went very smoothly. We did not get this project started as soon as we would have like, however the delay was due to Mother Nature and of course we have No control of her.

Paint

We were able to complete the schedule for the north-side of the community.

Community Awareness:

Please lock your car and do not leave valuables in your car unattended. Additionally, if you see suspicious behavior within our community, please call the police. As a friendly reminder, the cost of keeping your exterior lights on at all times is very minimal and it does keep the community well lit.

Website:

As a reminder, you can now visit our new website, www.NorthwillowPark.com for community updates or to print a copy of by-laws, resolutions, rules and regulations. The Board of Directors will be moving towards a paperless initiative that we hope to have in place at the end of 2018. This initiative would include replacing the way we provide quarterly newsletters to our community and will save on costs of these specific mailings. In the future, these documents will be placed on our website. More to come!

Friendly Reminders:

- Speed limit is 15 MPH within our community
- Please pick up after your furry friends and please as a common courtesy, DO NOT place their waste in other homeowner's trash receptacle containers!
- Dogs/cats are to be kept on leashes at ALL times when walking within the community. No dogs/cats are allowed to run with their leashes on/off within any common areas of our community.
- Porches and fenced patios are not to be used as additional storage areas for anything other than patio furniture and grills.
- There should be no installation of dish networks on any roofs as this will affect our warranty. Please contact Sarah Leveridge at Ardsley Management BEFORE you sign a contract for installation of such equipment.
- As we approach winter, please use an ice melt for your steps/porch and driveways that does not contain salt. Salt deteriorates the cement over time, so it's an opportunity to help save on cement repair and replacement costs for our future.

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Future Projects for 2018 and Beyond:

Our continued focus will be on porch/step replacement, painting the remaining 11 buildings, the final phase of fence replacement (52 locations) and deck repairs.

New Door Paint Scheme:

The board has approved a new color scheme for front door(s). We will begin repainting front doors during the normal painting cycle. Sarah Leveridge will reach out to you prior to scheduling the painters for you to submit your color choice. The following three colors can be found at Sherwin Williams.

Sherwin Williams Paint Codes and Names:

SW6168 – Moderne White (white)
SW7511 – Bungalow Beige (tan)
SW6328 – Fireweed (red/burgundy)

Upcoming Events in Indy:

Visit: www.visitindy.com/indianapolis-things-to-do-event
www.indyhub.org/calendar
www.eventbrite.com/d/in--indianapolis/events

If you have any questions, concerns, suggestions or feedback, please call or email Sarah Leveridge at Ardsley Management.

Happy Fall,

Your Board of Directors at North Willow Park