

North Willow Park

Board Members

3/23/17

BOARD OF DIRECTORS

Carolyn Bickel
President

Christine Hoak
Vice President

Susan Neves
Secretary

Katie Ciechanowicz
Treasurer

Allison Maguire
Grounds

Randy Redelman
Architecture

Management Company:
Ardsley Management
Phone number 253-1401

E-mail for Chris Noll:
cnoll@ardsleygmt.com
Office # is 259-0383 x230

Dear Co-Owners at North Willow Park,

It is hard to believe that we are almost into the month of April! We hope that you have taken advantage of the incredible weather we have had thus far!

The Board of Directors would like to provide the following updates:

Annual Meeting Updates:

Thank you to those who joined us at our annual meeting in November 2016.

First of all we would like to take this opportunity to thank Pat Tawney who served on our Board of Directors for over 17 years. Pat's experience, knowledge and dedication will certainly be missed. With that said, the board has replaced this open 3 year term with Allison Maguire. (Welcome back Allison!)

The majority of the homeowners that attended the annual meeting would like the board to move forward to amend the rental cap in order to become an approved FHA community. Chris Noll, our Property Manager with Ardsley Management did advise the board that recently there may have been a reform change with the FHA Housing Opportunity regarding the process the condominium communities have to go through when applying for FHA approval. We may no longer have to amend our by-laws, which would certainly be to our advantage. We will provide an update to the community once we receive all the facts and then determine what the next steps will be.

The new By-Law revisions/recommendations that were brought forth at annual meeting did not receive the necessary 51% majority "yes" votes therefore the By-Laws will not be revised at this time and will remain the same.

What's New:

The Board of Directors has created a website for North Willow Park Co-Owners Association, which will have a PDF copy of the complete North Willow Park document handbook for all homeowners to take advantage of. There will also be other documents available for your use, such as architectural request forms and the current budget. The website is NorthWillowPark.com.

If for some reason you do not have internet access and would like a copy of the complete North Willow Park document handbook please contact Chris Noll at 259-0383 Ext. 230.

On another note, one of our Board members had to resign due to unforeseen circumstances, so we are looking to fill this position. If you are interested in learning more about serving on our board, please contact Chris Noll with Ardsley Management.

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Projects:

Phase I of the fence replacement project has been completed. In late April we will begin phase 2 of this project. The third and final phase will be completed in 2018. Painting of the exterior trim will take place this summer on a number of buildings on the northside of the community.

The board has had to make some difficult decisions with regards to the removal of some mature trees within our community. Unfortunately, we have had some problems with the roots obstructing sewage pipes and causing backup problems, so for this reason we have had to take down these trees. The costs to repair and replace these pipes as well as the additional damage these roots could cause are very expensive in comparison to the tree removal. There are many mature trees with large roots within our community that are in very close in proximity to the condominiums. In the past, we have had similar issues and we have had to remove these trees, keeping the decisions we make consistent within the community. Please know that an analysis is completed before the board makes any decision to remove any trees within our community.

Cement Project:

We will continue to repair/replace steps, porches, driveways and streets according to the budgeted amount for 2017. Our plan is to begin this project earlier in the summer this year. If your home will be impacted with any cement repairs/replacement, you will be notified in writing, by Ardsley Management at least 2 weeks prior to the work being conducted.

Community Awareness:

There have been some recent vehicle break ins in and around North Willow Park. 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.

A couple of friendly reminders:

- Speed limit is 15 MPH within our community
- There have been some coyote sightings in the community. Please be aware and alert.
- Break down all cardboard boxes for trash pick-up.
- Pick up after your furry friends. 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 Chris Noll at Ardsley Management BEFORE you sign a contract for installation of such equipment.

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Future Projects for 2017 and beyond:

Our continued focus will be on porch/step replacement as well as painting and deck replacement.

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 Chris Noll at Ardsley Management.

Have a great Spring and Summer!

Your Board of Directors at North Willow Park