

# North Willow Park

## Board Members

7/10/17

### BOARD OF DIRECTORS

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

E-mail for Chris Noll:  
[cnoll@ardsleymgmt.com](mailto:cnoll@ardsleymgmt.com)  
Office # is 259-0383 x230

Dear Co-Homeowners at North Willow Park,

This has been the most beautiful summer yet! Hopefully everyone has been able to enjoy this gorgeous weather! Your Board of Directors would like to provide the following updates:

#### New Announcements:

##### A New Property Manager

Recently, the Board of Directors has learned that Chris Noll, our current property manager with Ardsley Management, will begin training his replacement for North Willow Park. At this time, we would like to introduce to you, Sarah Leveridge. Sarah has over 14 years of experience working with Homeowners Associations. She will begin working very closely with Chris so that she may learn all about North Willow Park's current operations and needs. She will also be attending board meetings with Chris and conducting property inspections to make this a smooth transition over the coming months. Chris would like to pursue other endeavors which will require him to cut back on the number of properties he manages. We will miss Chris dearly; we certainly appreciate his hard work and dedication to our community. At this point, please continue to contact Chris for North Willow Park matters until the transition is complete.

##### Beautiful Green Trash Cans

It has been a little over a month since the trash containers were received by all homeowners/renters in our community. The homeowner's were made aware of this new arrival via an information card by Waste Management. This was not requested by our community, but imposed by the City as a more effective way to collect trash. The community cannot decline these containers.

It is realized that these containers are bulky and homeowners/renters may need to create a space for storage in their garage. This is a friendly reminder that ALL trash containers are to be kept out of public view with the exception of trash collection day. Trash containers are not to be kept in driveways, porches, hiding between bushes, decks or back patios moving forward. With accordance to Indiana laws, fines can no longer be assessed should homeowners not follow the By-Laws. However, we will follow the normal process of sending formal letters from our property manager. After the third letter, if trash containers are still left outside, it will be necessary to move toward a legal dispute resolution. We hope that every homeowner will make this a priority so that the Board of Directors does not have to create an additional increased budget for unnecessary attorney fees.

We would like to remind you of the following Article VI – Restriction on Use that is a part of our By-Laws.

##### Article VI: Restriction on Use:

***"All trash or refuse shall be stored in appropriate containers inside the unit (including garage) or designated trash areas and made accessible for the programmed trash collection system established by the Board of Managers. If trash is placed out prior to noon on the day preceding scheduled pick up the owner may be accessed a fine".***

We appreciate your prompt attention to this important matter.

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#### Newest Board Member:

In the last newsletter we announce that one of our Board members had to resign due to unforeseen circumstances. Since the announcement, we were able to fill that position! We would like to welcome back Paul East to our Board of Directors. Paul has served on our board in the past and will be responsible for helping to assist with the grounds.

#### **Projects:**

Phase II of our fence replacement project has begun. As a reminder, we will replace fences based on the condition of the fences and plan to have this project completed by the end of 2018. We have reviewed our financials for 2017 and determine that at this time we will have to hold off for the final phase of this project until 2018.

#### Cement Project:

We will continue to repair/replace steps, porches, driveways and streets according to the budgeted amount for 2017. 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:**

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.

#### **Website:**

As a reminder, you can now visit our new website, [NorthwillowPark.com](http://NorthwillowPark.com) for any community updates. Additionally, if you need a current copy of our By-Laws, you can click on the PDF attachment and print a copy for your files. 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
- Break down all cardboard boxes for trash pick-up/large item pickups on specific days only.
- 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! We have received numerous complaints that pet owners are disposing of their pet's waste in other people's trash containers AFTER trash pick-up has occurred. Your pet and their waste belongs with you!
- 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 painting and deck replacement.

### Upcoming Events in Indy:

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

Enjoy the rest of your summer!

Your Board of Directors at North Willow Park