

North Willow Park

Board Members

2018

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

Dear North Willow Park Co-Homeowners,

Your Board of Directors would like to provide the following reminders/updates:

Rental Cap:

It has come to the attention of the Board of Directors that some homeowners have been listing their properties on the Airbnb rental vacation site. Let us remind you that North Willow Park Co-Owners Association has a RENTAL CAP in place and these types of rentals are not allowed at any time. Also, as a gentle reminder, if you have not sent your new rental agreements in to Ardsley Management for 2018-2109 year, please do so at this time. There will be no NEW rentals allowed until we are below our current 15% rental cap restriction. If the Board of Directors uncovers any such activity, we will move forward in the litigation process immediately. If you are considering renting out your unit, please contact Ardsley Management prior to making any long term decision.

Rotted Window Sills:

Window sill replacement is the responsibility of the homeowners. Please make sure to get these repairs completed this spring. There are quite a few sills that require immediate attention. If the repairs are not completed and further damage is uncovered to the exterior of your home due to leaks from the rotten window sills, any additional costs incurred will be the responsibility of the homeowner.

Spring Clean Up:

Mark your Calendars! It's time to gather as a community for Spring Cleanup! We will use this time to tackle unwanted weeds and debris within our community. The dates are as follows: Saturday, May 5 from 9:00am – 12:00 noon. Saturday May 19 will be the alternate rain delay date. We will meet at the Tulane/Cinnebar entrance on the North side. Please bring any weeding tools and working gloves. Susan Neves will be leading this project. Garbage bags will be provided. Please check out our website for updates at www.NorthwillowPark.com.

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, Declaration or 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. Allison McGuire, one of board members has volunteered to ensure important upcoming events are placed on our website. Thank you Allison!

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Next Door.com:

Over the few past years, there have been many opinions placed on www.Next-Door.com by North Willow Park residents with regard to the Board of Directors as well as the North Willow Park community. This website does not represent the Board or their resolutions with regard to the Association. Additionally, the board and Next Door.com **DO NOT** condone any malicious postings on this website. If you have any questions or concerns on NWP related postings, please reach out to the Next-Door site and they will investigate the posting and respond accordingly. Ardsley Management DOES NOT monitor this website, therefore please do not contact them should you have any questions or concerns of items that are posted. News related to NWP will be posted on our website at www.NorthwillowPark.com. Thank you to those who use this site to provide helpful information, such as upcoming garage sale within the community and surrounding areas, lost pets or similar subject matter.

Projects:

The Board of Directors has reviewed the upcoming projects that are tentatively slated for the summer and fall of 2018. Because the Annual Meeting is currently held in November of each year, we do not get a true picture until we receive our year- end financial statement, which comes in Jan of that following year. With that said, we were over budget in several different categories (water and sewage being a consistent culprit with heavy usage and annual increases). The operating budget cannot sustain such increases and still continue to complete major improvements without depleting our reserves account. Therefore, we will review our operating budget at the end of Q2 and the Board will determine what additional projects are possible for 2018. The goal of the Board of Directors is to place \$60,000 into our reserve account by the end of 2018. Therefore some projects may be placed on hold. We will update you when we make that determination. We are looking at different ways to solve the ongoing shortages in our operating budget...more information to follow. If you have any questions or concerns, please feel free to attend one of our monthly meetings or contact Sarah Leveridge our property manager at sleveridge@ardsleymgmt.com

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 immediately. As a friendly reminder, the cost of keeping your exterior lights on from dusk until dawn is very minimal and it does keep the community well lit.

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Friendly Reminders:

- Speed limit is 15 MPH within our community
- Water Usage. We spend approximately \$155,000 per year on water. We ask that all of you be mindful of your water usage by repairing running toilets, leaky faucets etc
- 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
- Please make sure to dispose of dirty diapers in proper garbage bag and containers. It has been brought to our attention that there have been several sightings of dirty diapers left on the grounds/streets 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 or cameras networks on any roofs or on vinyl coverings as this will affect our warranty. Please contact Sarah Leveridge at Ardsley Management BEFORE you sign a contract for installation of such equipment
- As a 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

Future Projects for 2018 and Beyond:

On hold until review of Q2 financials and operating budget

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 Spring!

Your Board of Directors at North Willow Park