



Decatur Ridge News



HOME OWNERS ASSOCIATION
P.O. Box 432, CAMBY, IN 46113

We are all in this together

This community (Decatur Ridge) needs to wake up and get involved, the value of your homes depends on it. We need participation and your voice at every meeting. There is a misconception that the Association is an outside organization enforcing arbitrary standards, this is far from the truth; the Homeowners Association is made up of every homeowner in this community and the standards (Covenants) being enforced was agreed upon by every homeowner when they purchased a home here in Decatur Ridge.

The Directors of the Association are homeowners who volunteered to help manage the day to day needs of the community including enforcing the standards. The standards can only be changed by the members (You), until then we are obligated to enforce them as they are written.

We are facing devaluation of our homes due to foreclosures, and multiple other issues, we need your voice and opinion at our next meeting. Our next meeting will be a roundtable style of meeting where we will all sit (in a big circle) as responsible investors and discuss the issues facing our community and what direction we can take as homeowners to solve them.

The next community meeting will be at a new location, it is scheduled for 7:00PM, 18 August, 2005 at Mount Pleasant Baptist church 6341 S Mann Rd, COME OUT AND LET YOUR VOICE BE HEARD!

Your Board of Directors has been busy this year dealing with a myriad of issues; the following is a brief summary of them:

Delinquent Dues

The Board has been diligently working to collect past-due funds from many homeowners. Unfortunately, 25 homeowners refused to pay dues and the Association is forced to take legal action. The Board will keep you informed of the outcomes of our court proceedings in our next newsletter and meeting.

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Millhouse Entrance

At our last community meeting (March 05), we stated that we needed to do something about the damage that was occurring at the entrance, we stated that we were going to hire a Landscaping design firm to come up with a plan that would beautify the front and solve the damage issue. We presented the idea of Ballads (Solid posts) that would line the entrance on both sides (entrance and exit) to prevent vehicles from mounting the curbs and trenching out the soil. The following are the facts of the issue:

- We contacted a landscaping design company (Brower Jacque Designs, Inc.) who came out and walked out property with Amy (DRHOA Secretary).
- They stated, if we hire them they would come up with an immediate plan for the Millhouse entrance and draw out a 15 year improvement plan for the development.
- At the end of March, the Board reviewed and discussed the contract and hired them with an initial deposit of \$350. The total cost of the plans was \$750. If we used them to perform the work, the remaining \$400 dollars would be absorbed as part of the labor cost for the first project.
- Brower Jacque promised to have a proposal for the Millhouse entrance within two weeks (middle of April), so we could present the plan to the community for approval. When the two week time frame was up and we did not hear from them we began calling. We called multiple times over the past two months leaving messages with their secretary asking for a return call, we received none.
- On June 02, 2005 we sent a letter to Brower Jacque terminating the contract agreement and requesting a full refund of our initial deposit
- We have not received our money or a response, so we are now pursuing them through Small Claims Court.

The Board has had many discussions about the Millhouse entrance; we have spent a lot of time researching, trying to find a vendor for the ballads without success. The current plan (with member's approval) for the entrance is to plant Bradford Pears in the fall. These trees will line the entrance and exit sides of the Millhouse entrance. We will also extend the current irrigation system adding dribblers for each tree. We can discuss this issue more at the meeting.



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Enabling Our Community to Stand Out

It has been brought to our attention by one of our homeowners that because there is no separation between our community and the two surrounding communities (The other communities were built long before ours and at a lower dollar value), we lose value when our properties are assessed. This information was provided to him by an assessor who came out to assess his home. We need to do something immediately. We are proposing having brick walls built at the Wedgwood and Decatur Commons entrances with some sort of sign defining Decatur Ridge. The issue we are having is there is no common area at those entrances and we will have to garner permission from the homeowners at those entrances before walls can be placed at the rear of their lots. We hope to talk more about this issue at our next meeting.

Parking Overnight on Decatur Ridge Streets

The Association has observed and has received many complaints about homeowners parking vehicles on development streets overnight. Page 9 of the Declaration of Covenants, Conditions and Restrictions of Decatur Ridge Subdivisions states: “**No vehicle shall be parked on any street overnight.**” To solve this issue, the following actions will be taken:

- No parking signs will be installed on every stop sign throughout the community.
- Any vehicle identified as violating the no parking covenant will be towed at owner's expense.
- We have established an agreement with a local towing company to perform the towing
- A report will be sent to the police department immediately after the vehicle is processed in at the impound yard so they are aware of the action taken and its location.

Boats and Trailers and Vehicles over 1 Ton

Article IV, Use Restrictions states:

S. Vehicle Parking No trucks one (1) ton or larger in size, inoperable vehicles, campers, trailers, boats or similar vehicles shall be parked in any driveway or on any street in the development.



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The Association has been communicating with individual homeowners who continue to ignore the covenants and park their Boats, Trailers and vehicles (Tractor trailers) in there driveways/Lots and community streets. We have kept and will continue to keep digital records of the continuous violation and will be turning all records over to our attorney. All cost associated with enforcing the covenants against these violations is there responsibility.

Ponds

Article IV, Use Restrictions states:

4.1 Lakes. There shall be no swimming, skating, boating, fishing in or on or other recreational uses of any lake, pond, creek, ditch or stream on the real estate. The Association may promulgate rules and regulation with respect to the permitted uses, if any, of the lakes or other bodies of water on the Real Estate.

The covenants are very clear, if the Association (All Members) wants to make a change to these restrictions, it would take a majority vote in favor of the proposed change.

We have had complaints of children (3-5 year olds) left unattended at the ponds. This situation, when observed requires immediate action. We ask that you do something, i.e. contact the parents or the police to report the dangerous situation.

We have also had complaints of children killing or trying to injure the wildlife that frequents these ponds. Parents, please talk to your children about their behavior when they are out and about the community, it is a reflection of you. The Association will hold parents responsible for all damages caused by their children. If any child/parent is identified as injuring or killing protected wildlife, they will be reported to the Department of Natural Resources (DNR).

The ponds and the shoulder around the ponds are Decatur Ridge Common areas. These areas should only be accessed using designated access points. Do not trespass on other homeowners properties when trying to gain access to the ponds.

Carriage Lights

Dusk-to-dawn lighting on many properties has not been maintained, there are many homes with one or no lights working. We ask that you check your lights to ensure they are working. It is just another way of doing your part in maintaining the aesthetic beauty of the community. If you have been having problems with your bulbs blowing often, we have been informed that the

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problem might be a bad photocell (cost around \$20.00). We have had other homeowners replace their photocells and there bulb issues have significantly decreased.

Storage Sheds

Article IV, Use Restrictions states:

N. Outbuilding No freestanding detached outbuildings will be permitted including but not limited to, storage sheds, mini-barns or garages.

If you currently have a storage shed on your lot, it is not authorized. The Association has identified and will be asking for there removal. Some of you may have already received initial letters asking for the removal of your shed/storage unit and have ignored our request. We are currently pursuing a legal remedy to this issue. Allowing or not allowing storage sheds is a community/Association issue and only the community/Association (majority vote) can decide if they will be allowed.

Pools

Article IV, Use Restrictions states:

L. Above Ground Swimming Pools Prohibited No above-ground swimming pools shall be permitted to be constructed on any lot. The committee shall determine whether or not a pool shall be defined as above-ground.

We have had homeowners attempt to set up and maintain above ground pools on there lots. These issues were addressed immediately and caused some frustration. Allowing or not allowing above-ground pools is a community/Association issue and only the community/Association (majority vote) can decide if they will be allowed.

For your information, the Indianapolis Star printed an article about pool safety and cited a Marion County ordinance that required a 5-foot-high fence and permit for any pool deeper than 18 inches.



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Basketball Goals

Homeowners are once again placing basket ball goals on the grassy area between the sidewalk and the road facing the street. This issue was addressed in 2004 and a letter was sent out to all concerned. The information below was contained in that letter and still applies today. To avoid an issue between you and the Association, please read and comply.

Several Homeowners have sent in request to erect portable basketball goals in their driveways; after reviewing Article VI, Item i, page 14 of the covenants, we (The DRHOA Board) have decided to release this blanket approval with the following restrictions.

- **Portable basketball goals must remain on your property and in your driveway(between the house and the sidewalk)**
- **It cannot be placed on the grass by the curb or at the end of the driveway facing the street**
- **It must be well maintained and in good repair**

The above restrictions are necessary to maintain uniformity and preserve the value and desirability of the Real Estate. As responsible homeowners, we asked that you abide by these restrictions to avoid unnecessary issues in the future.

Architectural Reviews

Article VI, Architectural Review Committee States:

6.2,(i) "No residence, building, structure, antenna, walkway, fence, deck, pool, tennis court, basketball goal, wall, patio or other improvements of any kind shall be erected, constructed, placed or modified, changed or altered on any lot without the prior written approval of the Architectural Review Committee. Such approval shall be obtained only after written application has been made to the Architectural Review Committee by the owner of the lot requesting authorization from the Architectural Review Committee".

The committee has up to 45 days to provide an approval and will always attempt to provide an answer (positive or negative) within a 30 day period. If you do not receive a response within 45 days after all document have been submitted, the request is deemed denied. Modification to you homes/lots without prior approval could result in unnecessary expense and heartache if your improvement is deemed unacceptable by the Association and you are asked to remove it.



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Community Day

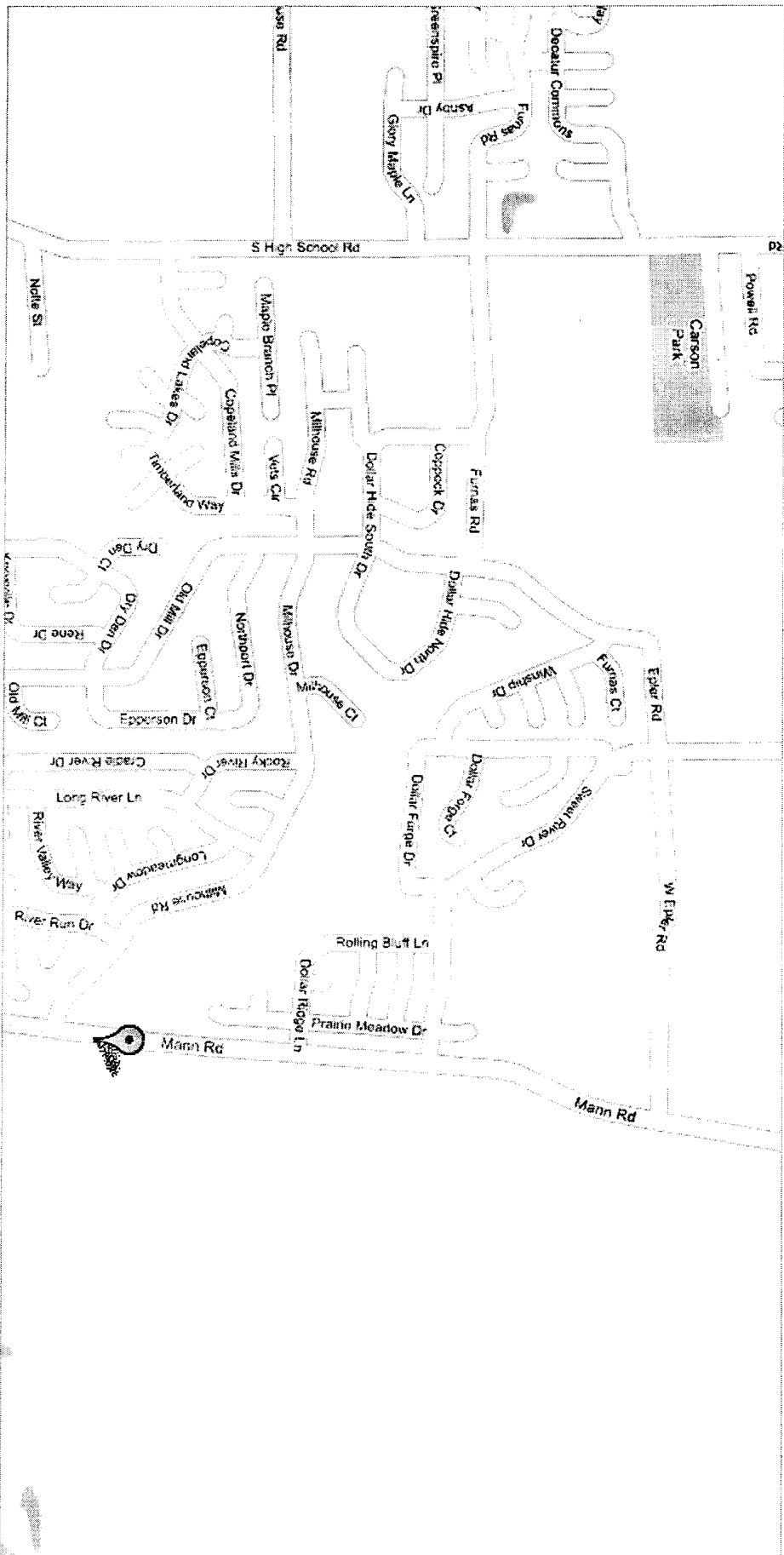
The Association held its first annual Community Day event on 4 June 2005. We had a very good turn out but would like to see more of the community participate. We would like to send out a special thanks to the Decatur Ridge Fire department for bringing out one of their fire engine and giving a brief seminar on child safety. We would also like to thank Greenwood Finest for participating and holding a Lawn Care seminar.

Summary

The Covenants and Restrictions of Decatur Ridge and working together as responsible homeowners to protect our investment are necessary to maintain uniformity and preserve the value and desirability of our properties. The Association also asks that if you are not the original homeowner or your contact information has changed, please provide the Association with the updated information.



Google Maps
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