



Decatur Ridge News



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

Time to Vote

The time has arrived once again to elect a new Decatur Ridge Community Association (DRCA) Board of Directors. The DRCA would like to say thank you to Mrs. Jany Bradbury, Mr. Andy Marsh, Mrs. Amy Harris, Mr. Bill Clark and Mr. Nick Francis for volunteering and being part of the 2005 Board. Mrs. Bradbury resigned from the Board in June of 2005. Mr. Marsh and Mrs. Harris are resigning their positions from the Board as of 30 March 2006. Mr. Francis who has completed two terms will take a needed break and not volunteer for the 2006 Board. Mr. Bill Clark will remain as the DRCA Treasurer for 2006.

A lot of hard work has gone into making the DRCA a smooth running organization but we are far from perfect. We need new caring homeowners to step up and help! We have established contracts with Greenwoods Finest for lawn care, Stephens Irrigations for our sprinkler systems, Leitchner Aquatics for Pond care, Eads, Murray & Pugh, Attorneys at Law for delinquent dues, and Marc J. M. Moss, Attorney at Law for covenant violations. We have also established an agreement with a local towing company to help enforce our community's overnight parking restriction. If you care about your investment, please step up and make a difference.

In order to begin the process of replacing the above referenced board members, homeowners interested in serving on the Board of Directors must complete the attached Self-Nomination form. The completed form must be received by February 21st, 2006.

The Association will then mail out a list of candidates, as well as their qualifications. The date, time and location of this meeting will also be included. A proxy will be included for those residents that want to cast a ballot, but will be unable to attend.

2006 Dues

Reminder: 2006 Decatur Ridge Community Association dues are due by March 1, 2006, please try to have your payments in on time to avoid late fees and or court cost.

Millhouse Entrance

The Association has been working with the Department of Transportation (DOT) and has applied for a Right of Way Encroachment waiver. An approval is required before we can have decorative Granite boulders and Bradford Pear trees placed on either side of the front entrance island to (1) stop the vandalism and (2) beautify the front entrance. We are hoping to have an approval within the next few weeks so the boulders and the trees can be placed by spring 2006.

Christmas Decorations

Now that Christmas has come and gone, we would appreciate if all homeowners remove their Christmas decorations. We would like to avoid the same situation as last year wherein we had homes with decorations up until late into the spring. Your community appreciates your cooperation.

2005 Expenditures (1/1/05 thru 12/31/05)

Category	Total
Accounting	\$975.00
Association Administration	\$2308.81
Attorney	\$7780.98
Community Events	\$1070.95
Equipment/Assets	\$1308.98
Indianapolis Water	\$529.19
Insurance	\$1797.00
Indianapolis Power & Light	\$5550.30
Irrigation	\$642.00
Misc. Ground/Mowing	\$11021.26
Pond Maintenance	\$1915.62
Property Taxes	\$2184.92
Service Charges	\$102.00
Snow Removal	\$1315.00
Grand Total	\$38,497.01

2006 Budget

Category	Total	Remarks
Accounting	\$1000.00	File Association Taxes
Association Administration	\$2500.00	
Attorney	\$600.00	Annual Retainer
Community Events	\$1500.00	
Utilities	\$6500.00	Indy Water & IP&L
Pond Care	\$2000.00	
Insurance	\$2000.00	DRCA/Commons Area
Property Taxes	\$2200.00	DRCA Commons Area
Grounds	\$17000.00	Mowing, Snow removal, Irrigation, Landscaping, Miscellaneous Grounds
Grand Total	\$35,300.00	

