



# Decatur Ridge News



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

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*October 07, 2005*

## **Thank You**

The Board of Directors would like to thank Decatur Ridge Community Association members for coming out in support of our community. We had over 100 members present and voicing their concerns and opinions about the direction of our community. We received both positive and negative feedback and we are making a concerted effort to make adjustments where necessary to continue meeting the needs of the community. The meeting was held on 18 August 2005 at Mount Pleasant Baptist church. The agreed upon direction at the meeting was:

1. To have a meeting every other month opening up the lines of communication until all areas of concern are resolved
  - a. The first three areas of concern to be addressed are :
    - i. Damage to the Millhouse Entrance
    - ii. Voting to allow Mini barns (Amend Covenants)
    - iii. Voting to Change the required votes to amend the covenants from 90% to 75 percent

## **Millhouse Entrance**

At the meeting (August 18<sup>th</sup>, 05), we talked about the idea of trees lining the entrance and exit sides of the Millhouse entrance. An idea was also shared about decorative boulders instead of Ballads (Solid posts) at the curve as you enter the development forward of the proposed trees. The whole front entrance idea was shot down by the Water Company and INDOT; they stated we are not allowed to place things like boulders or trees on the right of way. The right of way is the area between the sidewalk and the street and needs to be accessible at all times. The right of way is where we are currently having problems with people making ruts in the soil.

The current plan is have the curb squared off at the front entrance making it difficult to ride up on the grass.

## **MINI Barns (Amendment 1)**

Since the inception of the Decatur Ridge Community Association, the issue of Mini barns being allowed has been an ongoing issue. An amendment to our Declaration of Covenants, Conditions and Restrictions is required before mini barns are allowed in our development.

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Article XI, 11.1, Item iv states " Any proposed amendment to this Declaration must be approved by a vote of not less than ninety percent (90%) in the aggregate of all votes entitled to be cast by all owners if the proposed amendment is considered and voted upon on or before twenty (20) years after the date hereof". At this time 134 yes votes (of the homeowners in good standing) are needed.

## **Reduction of required vote to change Covenants (Amendment 2)**

Many members have expressed a desire to change the required vote to amend the covenants from a 90 percent requirement to a lower requirement more conducive with the needs of the community. Unfortunately for this amendment to pass, it will require 90% in aggregate of all votes entitled to be cast by all owners. At this time 134 yes votes (of homeowners in good standing) are needed.

## **Come out and Vote**

To resolve the Mini Barn and the required vote issue, we are asking all eligible members to vote at our next community meeting for or against Amendment 1 and/or 2. If you are not able to attend, we have included with this news letter an absentee ballot that can be submitted in your absence. The Ballot must be received no later than the 17<sup>th</sup> of October 2005 to be counted in the vote.

**The next community meeting is scheduled for 7:00PM, 20 October, 2005 at Mount Pleasant Baptist church 6341 S Mann Rd, COME OUT AND VOTE!**

## **Lawn Care Day (22 Oct 05)**

The Association is planning a lawn care day scheduled for the 22<sup>nd</sup> of October. We are planning on renting aerators for all three sections. All homeowners that are interested please RSVP so we can accurately establish a use schedule for that day. It would also be ideal to by grass seed to drop once you have aerated your lawn.



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## 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. There are currently 15 homeowners with court appearances scheduled for Oct 19, 2005, more court dates are pending; we will keep you informed.

## Brower Jacque

The Board is happy to report that Brower Jacque has refunded our money (\$350) and this issue is now closed.

## 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 have been taken and in effect:

- No parking signs have been installed on every stop sign throughout the community.
- Any vehicle identified as violating the no parking covenant will be towed at owner's expense.
- An agreement have been established 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.

## Covenant Violations

The Association has been communicating with individual homeowners who continue to ignore the covenants. 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 the homeowner's responsibility.



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## **Ponds**

The ponds and the shoulder around the ponds are Decatur Ridge Common areas. These areas should only be accessed using designated access points. At this time Mann properties somehow did not provide a public access to one of our ponds. We are still working with them to resolve this issue. Do not trespass on any homeowner's property when trying to gain access to the ponds.

## **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.

## **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; if you are not the original homeowner or your contact information has changed, please provide the Association with the updated information.