



Decatur Ridge News



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

Park Maintenance

Please be courteous to other home owners who use the park by picking up after yourself and your children. Many of those who use the park leave their trash on the ground rather than in the cans. Please take a few moments to throw your trash in the cans, not on the ground.

Front Entrance Update

Work on the front entrance is now complete. Our main entrance now has a much more manicured and attractive look. A great deal of thought and planning has gone into this "make-over" and the final results indicate as much. Since the landscape and rocks have been in place, there has been no vandalism and no one has driven up the curb or into the common area.

Over-Night Parking Has Improved!

Fewer and fewer residents are parking on the street over-night. Everyone is to be commended for cooperating with the enforcement of Article IV, paragraph S which prohibits over-night parking of any vehicles. However, there are still a few residents who continue to violate that ban. The ban on overnight parking applies to your guests as well as your vehicles. Random inspections are being made and vehicles found in violation are being tagged. After repeated warnings, vehicles found in violation of the over-night parking ban will be towed at the owner's expense.



Mark your calendars for these upcoming events...

- **Sept. 21st** - Community wide meeting of all home owners will be held in the Fellowship Hall of Mt. Pleasant Baptist Church (located on Mann Road just north of West Mills Road). The meeting will begin promptly at 7:00 pm.
- **Oct. 7th** - Fall Community Day to be held in the common area at the front entrance. Festivities will begin at 10:30 am and will end at 2:00 pm. The Association will provide food for lunch and prizes for a variety of games for the young and young at heart. Please bring your own chairs.
- **Oct. 21st** - Lawn Aeration Day. The association will rent multiple lawn aerators and make them available ***FREE OF CHARGE*** to any interested home owner. At the Community Day there will be a sign-up sheet for those interested in aerating their lawn. Please read the article in this newsletter about the benefits of lawn aeration.

Every home owner is needed at this meeting. You need to be involved in your community and have a voice in decision-making process. Your home is one of your most valuable and important investments. Taking time to contribute to the protection of that investment is prudent and will pay dividends. Please come and let your voice be heard.

We are all in this together

The value of your homes depends, in part on the appearance of the entire neighborhood. Our homes, our most significant financial asset, will suffer devaluation if the appearance of our community is not kept up. Foreclosures also contribute to the devaluation of our homes. There is little

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Responsible Pet Ownership

Laws for the protection of animals are among the oldest laws in Marion County's history. Indianapolis/Marion County has set up specific laws related to the care and treatment of companion animals. Many pet related issues are out of the control of the home owners association, but there are local agencies that can intervene if you are having trouble with a pet.

Here are a few specifics of the Indianapolis/Marion County pet laws: It shall be unlawful for the owner or keeper of an animal to allow that animal to be at large within the city. At large means not confined without means of escape in a pen, corral, yard, cage, house, vehicle or other secure enclosure, unless otherwise under control of a competent human being. It shall be unlawful for a person to own or keep any animal which by frequent or habitual howling, yelping, barking, screeching, other vocalization or otherwise shall cause serious annoyance or disturbance to persons in the vicinity.

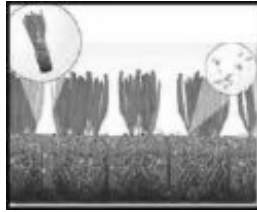
If you encounter problems with a pet or have additional questions about pet related laws, you can call Indianapolis Animal Care & Control at 317-327-1397 or visit their website at www.indygov.org/accd. To address complaints about pets call Animal Control and Care and they will address your issues.

Please Observe the "No Fishing" Restriction on All Ponds

Article IV of the Decatur Ridge Covenants and Restrictions states that "there shall be no swimming, skating, boating, fishing in or on or other recreational use of any lake, pond, creek, ditch or stream on the Real Estate." No fishing signs are posted around all

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Why Aerate Your Lawn?



So your lawn can breathe! Aeration allows air, water, and nutrients to more readily reach the root zone by relieving compacted soil and opening up the thatch layer. It also stimulates new growth, improves drainage, provides a better environment for over-seeding and increases the effectiveness of applied fertilizers and control products.

Aeration is accomplished by the use of a machine equipped with cylinder-like spoons designed to penetrate and shatter the soil. Half-inch diameter plugs of thatch and soil are actually pulled from the ground during this process. The plunging action of the spoons into the ground opens up the soil - allowing the grass plants to breathe and promoting deeper, healthier roots.

What do you do with those plugs after aerating? They will break down gradually over a week or two. This natural return to the soil helps hold the thatch to a desirable level.

Does my lawn need aerating?

How can we tell if our lawn needs aerating? The simplest way to determine this is to remove a section of turf from the edge of the lawn to the depth of a spade. If the roots of the grass are only reaching an inch or two from the soil surface then your soil is potentially compacted and could benefit from aeration. If you know which grass type your lawn is then you should be able to determine the normal depth to which the roots should develop.

Aerating your lawn is hard work and time consuming. But, it all this adds up to a healthier lawn, improved curb appeal and higher property values!

Carriage Lights

Just a reminder, maintaining "Dusk to Dawn Lighting" is a requirement in accordance with Article IV, item Z of our Declaration of Covenants. During night inspections of our community, it has been noticed that several home owners have one or both carriage lights inoperable. All homeowners are requested to periodically inspect their lights to ensure they are working properly. If bulbs have burned out, please, for the safety and appearance of our community, replace them promptly. Home owners who repeatedly refuse to repair or replace burned out bulbs will have the light repaired by the Home Owners Association and that cost will be added to the 2007 dues of those homeowners (Article IX, Item 9.1).

Unlicensed Vehicles on Community Streets

The Board has received multiple complaints about the use of unlicensed vehicles on the streets in our community. This includes mopeds, scooters and race cars. Such use of these vehicles is a violation of state law, is dangerous to the operators, especially when the operators are young, and inconsiderate of one's neighbors. The Board cannot take action against those who use such vehicles in an inconsiderate or unlawful manner, but as a home owner you can contact the sheriff's office requesting that they take action.

We all pray that it will not take the serious injury or death of a young operator to get parents to provide more supervision of their children who have such vehicles.

Fall Home Maintenance

Fall is approaching quickly and with it some home maintenance chores that need to be completed before the snow flies. Home maintenance helps provide a healthy, safe environment for your family and protects your growing financial investment.

Why should home maintenance be done regularly? To maintain the value of the property. A well-maintained home usually sells more readily and usually brings a higher price. A well-maintained house is more comfortable and minimizes unexpected repairs and expenses. Small repairs keep costs from becoming larger. Home maintenance includes cleaning roof and gutters, cleaning or painting outside wall surfaces, cleaning floors and walls, cleaning windows, vacuuming carpet, keeping sink and shower drains running freely, etc.

Maintenance that should be done in the fall include:

- Clean out gutters and check down-spouts and roof for leaks.
- Clean out debris from gardens and areas around the house.
- Check and repair all exterior caulk.
- Clean around the air conditioner compressor.
- Trim away any limbs or shrubs touching the house.
- Inspect and replace any worn weather-stripping.
- Close and drain exterior hose bibs.
- Drain and store hoses before it freezes.
- Check driveway for cracks and seal, as needed.
- Check and prepare winter power equipment such as snow blowers, etc.



Many residents of our community distinguish themselves on a regular basis by volunteering to help our community look its best.

Here are a few of them:

James, Bonnie Gross and family - for emptying the garbage cans at the playground for the past three years. The Board and community would like to thank Bonnie for taking time out of her weekend to pull the weeds at the front entrance.

Marty and Jenny Burns - for picking up the garbage in the community during their daily walks

Vicki Francis - for watering the trees at the front entrance every other day since they were planted

Obnoxious Behavior

There are rumblings in the community of homeowners engaging in activities or exhibiting behavior that are inconsiderate and obnoxious to the community. Please report this type of behavior to the Association immediately so we can address the issue, please include the lot number, date and time and the offense so we it can be recorded. Such behavior is a violation of our Covenants. Also, do not hesitate to call the sheriff's office if you perceive that laws are being violated. **Article IV, Item P states "In General, No noxious or offensive activities shall be permitted on any lot in the Development, or shall anything be done on any of said lots that shall become or be an unreasonable annoyance or nuisance to any Owner of another lot in the Development.**

Contact Board of Directors at decaturridge@hotmail.com or 713-0739

We are all in this together (cont. from pg. 1)

that we as an association can do about foreclosures, but we can all contribute to the appearance of our community. It is the commitment of the directors of the Home Owners' Association to make decisions that will help increase the appeal of our community and thus our property value. Please do your part!

When you see trash in the streets, whether it is yours or not, please pick it up. Keep the light bulbs in your carriage lights shining by changing them quickly when they burn out. Pick up around your house and do not allow trash or others items accumulate in unsightly piles. Maintain your lawn, flowers and shrubs. These are simple things that take only a few minutes, yet can reap much larger dividends.

As a member and investor in this community, your participation and your voice are needed at our next meeting. This YOUR Homeowners' Association as it is made up of every homeowner in this community. The standards (Covenants) being enforced were agreed upon by you and every other homeowner when you purchased a home in Decatur Ridge.

Please take pride in your home and your community. Together we can build Decatur Ridge into the best community in Decatur Township!

Fall maintenance (cont. from pg. 3)

- Check snow shovels and snow removal equipment and replace, if necessary.
- Prepare lawn mower for winter storage after the last mowing.

Home maintenance will keep your home in good condition and protect its value. Now is a good time to put this on the top of your priority list. Enjoy the fall weather and be prepared

Architectural Reviews

Please make certain that before erecting a fence, changing the colors on the exterior of your house or otherwise modifying your property that you submit a detailed proposal to the Architectural Review Committee. Necessary forms can be found on our website or by calling 713-0739.

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.

No fishing (cont. from pg. 2)

ponds in our community. With winter fast approaching, please note that ice skating and ice fishing are also prohibited.

The Board of Directors have received multiple complaints about people (mostly children) trespassing on their property to get to one of the ponds. Please talk with your children about respecting other people's property. Please ask for permission before cutting across someone's property.

Community- Wide Meeting
Sept. 21 - 7:00 pm
Mt. Pleasant Baptist Church
(Mann Road)

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