

VILLAGE WALK HOMEOWNER'S ASSOC., INC.

1450 VILLAGE WALK DRIVE
ZIONSVILLE, IN 46077
VWHA@HOTMAIL.COM

July 2005



SOCIAL COMMITTEE NEWS

- ◆ Daytime ladies euchre will be held the third Monday of each month from 11:30-3:30. The group enjoys a salad/veggie/fruit pitch-in. RSVP by the Friday before. Please call or e-mail for the location.
- ◆ Needlework group (crochet, knitting, embroidery, etc) will meet Wednesdays at 1 p.m. To help jump start this group, we have a volunteer willing to teach beginners! Please call or e-mail for the location.
- ◆ Groups are still being formed and co-chairs are needed for evening cards, "gourmet" club and Bunko. Also, if any teens would like to see some specific activities, please call.
- ◆ We have many elderly residents and single parent households as well as two families that we know of at this time with a critically ill child. If you or your teen that would be willing to occasionally offer services such as lawn mowing, preparing a meal, babysitting or other chores to help these families out, please call Deb Bissell at 873-1464. If you or someone you know needs assistance, please call.
- ◆ Look around at your perennials. We would like to plan a fall and a spring flower exchange. We also are working to get plantings at the Bloor Lane and Cruse Road entrances that will enhance those entrances to the sub-division. Helpers are needed to plant!

Contact: Mary Milberger
vwconnections@hotmail.com or
Phone: 873-3292



Any interested golfer is invited to play nine holes on Saturday, August 13th. We will meet at Hickory Bend GC (900E & SR32) for early afternoon tee times. Older children accompanied by an adult are welcome. Please return the enclosed registration card ASAP indicating your preferred scoring system (standard individual, team scramble, or team alternate shot.) Golf fees are only \$10, riding carts are additional. As soon as details are in place each person will receive a call regarding fees, exact times, etc. If you have any questions, please call Gerry Bissell at 873-1464 or send an email to: glbissell@aol.com.

Following the golf outing at 5:00 p.m., the Social Committee has planned a family Luau! Bring your family to the Village Walk park where you will enjoy food and getting to know your neighbors. Fun activities are being planned for the children. Bring table service and a filled picnic basket for your family, along with lawn chairs. Grilled hamburgers, hotdogs, and ice cream will be provided.

To ensure we have enough supplies for the various activities, please respond with the number of adults/children plus children's ages. RSVP to: vwconnections@hotmail.com or call Mary Milberger at 873-3292.

Any teen help would be greatly appreciated with the children's activities! We also would like to borrow the following items: tiki torches, awnings, hula hoops, limbo poles, sound system.

Existing Homes vs. New Construction

As you know, it is always very important to maintain our homes. As this community continues to grow with surrounding new residential construction, existing home maintenance and updates become even more vital. Our neighborhood has homes ranging between 15 - 20 years old. At this point, some major items become increasingly important to resale. These items include roofing, heating/cooling, windows, siding, and other cosmetic updates such as flooring and paint.

In our price market, we are seeing Buyers who are shopping for existing homes as well as new construction. As long as maintenance is regularly performed on the above-mentioned items, then likely the home is competitive not only to new construction, but to other existing homes as well. Paint and caulk are two of the most inexpensive measures that help maintain a home's market value. By definition, market value is simply what current Buyers are willing to pay for a home.

As always, I am willing to share my knowledge with anyone who has further interest.

Denise Selm-Hepp, Resident of Village Walk
denise@talktotucker.com

3 BR With Basement	# Homes Sold	Avg. S.F.	Avg. Sales Price	% Inc/Dec over prior yr
2003	3	2334	\$233,725	
2004	1	2202	242,000	3.0
2005 to date	1	2067	240,000	(1.0)
3 BR No Basement				
2003	1	2047	189,800	
2004	3	2087	203,000	6.9
2005 to date	1	2178	221,000	8.9
4 BR With Basement				
2003	3	2059	\$206,666	
2004	4	2056	229,725	11.2
2005 to date	2	2094	211,250	(8.1)
4 BR No Basement				
2003	4	1989	192,000	
2004	2	2107	205,163	6.9
2005 to date	3	1799	192,000	(6.5)
Over 4 BR w/Bsmt				
2003	2	3249	\$232,250	
2004	1	2019	234,500	1.0


Data obtained via the MLS of MIBOR. Information deemed reliable but not guaranteed.

**Village Walk Homeowners Association
Income / Expense Jan 1 - July 5, 2005**

Income	
Dues	
Finance Charge on Dues	4.00
Late Fee \$25	146.62
Dues - Other	17,062.38
Total Dues	17,213.00
Interest Income	30.99
Total Income	17,243.99
Expense	
Commons Maintenance	
Fertilizer (Grass & Trees)	1,490.01
Landscape Materials & Chemicals	25.00
Mowing	4,680.00
Park Equipment	18.88
Sprinklers	109.00
Tree Removal	130.00
Total Commons Maintenance	6,452.89
Insurance	
Liability Insurance	1,236.00
Total Insurance	1,236.00
Maintenance	
Playground	874.44
Total Maintenance	874.44
Miscellaneous	
Office Supplies	15.78
Postage	148.00
Printing and Reproduction	27.01
Office Supplies - Other	61.28
Total Office Supplies	236.29
Pond Maintenance	
Fountain Service	65.72
Pond Maintenance - Other	525.00
Total Pond Maintenance	590.72
Professional Fees	
Entity Report	20.00
Total Professional Fees	20.00
Social	
Taxes	52.82
Property	857.15
Sales Tax	67.91
Total Taxes	925.06
Utilities	
Electric	1,312.08
Water	48.00
Total Utilities	1,360.08
Total Expense	11,764.08
Net Income	5,479.91

Notes
From the Presidents

DEVELOPMENT: We knew it would happen – that at some point, unless the homeowners association bought the property to the south of the subdivision (which we obviously could not afford,) it would be developed. Board members along with some homeowners who live contiguous to the development, continue to interact with one project to positively impact the outcome (the self storage facility.) After spending several hours attending Zoning and Town Hall meetings, as well as meeting with the project sponsors (Sam and Catherine Scheidler), the consensus is the self-storage facility being proposed is attractive compared to some of the other businesses that would be allowed under the current zoning. Recently, the Zionsville Board of Zoning Appeals voted 3-2 to approve a use variance that would allow Scheidler to build what he calls a "limited use storage center" in the Ford Center near Oak Street and Ford Road. <http://www.timessentinel.com/story.asp?id=1415>. In the last ZTS, it was reported that the Planning Commission approved the application as well. As the Sheidlers' are "putting down roots" in the neighborhood, they have donated a small river birch to the homeowners association, which has been planted near the pond.



Kite Development is currently exploring the development of another piece of property. A meeting was held with our subdivision legal counsel, Roger Burrus, on issues of consideration for this property. It was reported that a Sherwin Williams paint store will not be built at 1630 W. Oak St. See the full story at: <http://www.timessentinel.com/story.asp?id=1466>.

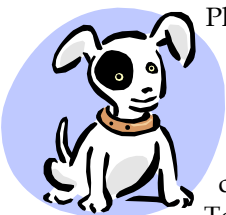
COMMONS AND PLAYGROUND: There will be some normal upkeep and maintenance work done on the playground this summer. Also some aging pieces will be replaced as soon as they are delivered. Later this year, the board will poll the homeowners on some options for regulating youth sport teams usage of the commons area. We hope to get this done prior to the startup of the fall season so the board can communicate a policy to the local organizations and homeowners. We will be passing out a questionnaire, and basing a temporary policy on the responses received. A formal vote will be taken at the annual meeting in January 2006.

Regards,
Shprese Kamalabad and Ray Fatig

Association Dues

Please make a note on your calendar that association dues are collected on **May 1** of every year. Thank you to all who have paid. There are 13 unpaid members at this time. If you have any questions about payment, or wish to work out an alternate payment plan, please call Deb Bissell at 873-1464. For further information, please see Section 4.8 in the covenants.

Animal Control Ordinance



Please note that according to the ordinances set forth by the town of Zionsville, dogs must be leashed at all times (Animal Control Ordinance 1995-03 Section 9-43). Also, please be considerate and clean up after your pet. Town Ordinance 9:41 states that animal defecation of public sidewalks or pathways is prohibited.

NEIGHBORHOOD CONCERNS

There have been several concerns registered recently: unkempt yards, fences in disrepair, illegally parked vehicles, boats/campers not screened, non-member use of the park and pond – and the list goes on. Please refer to your *Declaration of Covenants for Village Walk* – all of these items are a breach of our covenants. If you do not have a copy, please send an email request to VWHA@hotmail.com for a PDF copy.

Board Members:

Ray Fatig (orlofatig@aol.com).....	Co-President	873-6210
Shprese Kamalabad (sxxk003@msn.com).....	Co-President	873-6406
Deb Bissell (VWHA@hotmail.com).....	Treasurer	873-1464
Mary Milberger (VWConnections@hotmail.com).....	Social	873-3292
Noah Doyle (ndoyle@indy.rr.com).....		733-3676
Brian Kouns (bskouns@peoplepc.com).....		873-5781

If you have any questions or concerns, or for date and time of next board meeting, please send a note to: 1450 Village Walk Drive or contact any board member.