



VILLAGE WALK HOMEOWNER'S ASSOC., INC.

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

November 2005

Golf Outing and Luau Were Great Fun!



The Golf Outing and Luau was a great success! Even with the hot weather, we had a turnout far beyond our expectations. The committee and board are looking forward to organizing another fun evening next summer and anticipating even more attendees! The feedback on the games and the use of a tent to shelter us from the heat was all positive. The committee will also re-instate the Spring Egg Hunt next year.

We would like more help in both of the above activities. This will only require seasonal commitments. If you are interested, please contact vwconnections@hotmail.com.

Two other activities that the committee has agreed to undertake are (1) As representatives of the homeowners' association, greet new residents shortly after they have moved into their home and (2) provide light refreshments just before the annual meeting (to encourage more people to attend!).

Please note the Ladies Evening Bunco group will accept additional members as substitute players. They meet on the first Wednesday evening of each month.

Two other reminders from the Social Committee:

- ◆ Please refrain from cutting through other people's yards, especially on bicycles.
- ◆ Secure your trash on trash day to keep the wind and stray dogs from creating a mess!

Contact Mary Milberger at the above email address or phone Phone: 873-3292

Landscaping...A Key First Impression

The grounds of our homes make a key first impression. By improving the attractiveness of the landscape without spending a lot of money, a good 5 to 10 percent may be added to the market value of our home.

Fall is a great time to clean out dead plants and weeds from flowerbeds, and replace them with colorful flowering plants to compliment the change of season. Because landscaping can become high-maintenance, choose perennials that require minimal care.

Just after fall fertilizer application, aerate and overseed with a good grass mix (i.e. Kentucky Bluegrass) For areas that are dead due to lack of sunlight or a tree's root system, plant ground cover or create another flowerbed.

Like a new paint job, a relatively inexpensive upgrade of existing landscaping can bring far greater returns than what is spent. Just be careful not to do anything deemed excessive for neighborhood standards. The idea is to make your home more attractive, not stand out as an oddity.

Denise Selm-Hepp
Village Walk Resident
Denise@TalkToTucker.com

Association Dues

Thank you to all who have paid their association dues. We have 27 unpaid homeowners at this time. Late fees are being assessed and in the case of those who are more than one year in arrears, liens are being placed. For further information, please see Section 4.8 in the Village Walk Covenants. If you have questions or are unsure if you are paid up, please contact our treasurer, Deb Bissell at 873-1464.

**Village Walk Homeowners Association
Income / Expense Jan 1 - Nov 6, 2005**

Income	
Dues	
Finance Charge on Dues	4.00
Late Fees / Interest	164.19
Dues - Other	24,374.81
Total Dues	24,543.00
Interest Income	74.99
Total Income	24,617.99
 Expense	
Capital Improvements	
Lighting	150.00
Total Capital Improvements	150.00
Commons Maintenance	
Fertilizer (Grass & Trees)	2,947.51
Landscape Materials & Chemicals	652.56
Mowing	9,360.00
Park Equipment	1,903.57
Sprinklers	179.00
Tree Removal	480.00
Total Commons Maintenance	15,522.64
Insurance	
Liability Insurance	1,352.00
Total Insurance	1,352.00
Miscellaneous	
Office Supplies	
Postage	365.00
Printing and Reproduction	120.03
Office Supplies - Other	68.69
Total Office Supplies	553.72
Pond Maintenance	
Fountain Service	98.58
Pond Maintenance - Other	525.00
Total Pond Maintenance	623.58
Professional Fees	
Entity Report	20.00
Legal Fees	159.00
Total Professional Fees	179.00
Social	
Taxes	
Property	1,714.30
Total Taxes	1,714.30
Utilities	
Electric	2,052.12
Water	85.26
Total Utilities	2,137.38
Total Expense	22,997.93
Net Income	1,620.06

First Indiana Report as of 11/06/05

Checking Balance:	\$9,291.05
Money Market Savings:	\$9,565.21

Covenant Standards To Be Studied



This past year, the Village Walk Homeowners Assoc. board members have received many phone calls from concerned homeowners regarding homes, yards, fences, etc. that have not been properly maintained. While the covenants clearly state that "fences shall be kept in good repair" and "lots shall be maintained to prevent the growth of unsightly weeds," this verbiage is vague enough that problems exist.

In order to address the state of homes in Village Walk subdivision, a group is being formed to study covenants from surrounding subdivisions in order to come up with more specific language with regard to home upkeep, landscape maintenance and architectural control. This group will be charged with developing recommendations for adoption of "Covenant Standards." Recommendations will be presented and voted on at our Annual Meeting in January. We have three volunteers at this time. Two or three more are needed. Please call Deb Bissell at 873-1464 if you are interested.

A Note From Co-President Ray

SAFETY: With 3 construction projects taking place close to the neighborhood, and the general attraction of Zionsville, extra caution should be taken for personal safety as well as homes and vehicles. As you have probably read in the news, many vehicles have been vandalized, including vehicles in the Village Walk Subdivision, most of which were left unlocked. Letting neighbors know that you will be away, even for an overnight, is a good idea. Locking your windows and doors, another prudent move.



COMMUNICATIONS: As always, the VWHA board will work to respond to covenant related complaints and other various issues raised on the dues forms. So hopefully if you have any issues, they have been listed on the dues forms or you've contacted a board member.

DOGS: There have been complaints that dogs are getting into trash that's placed out on Thursday nights. The Zionsville Police Department has been contacted regarding the situation. Since there is a leash law for dogs in Zionsville, loose animals may be picked up.

SPORTS TEAMS: There have been inquiries regarding the use of our commons area for team practices. All youth team organizations contacted said that team practices at the VWHA commons are not sanctioned by their organizations. Because of traffic and liability issues, the board will be taking a formal poll of the association members regarding this issue in the near future.

Thanks for your time and concerns,
Raymond Fatig



**Please be considerate.
Keep your pet leashed
& clean up
after your pets.**

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
Jim Hepp (jim.hepp@earthlink.com).....		733-0381

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