



## VILLAGE WALK HOMEOWNER'S ASSOC., INC.

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

Spring 2005

### Notes From Annual Meeting

On January 18, with 15 members present, and 32 proxies in hand, the Village Walk Homeowner's Association met for their Annual Meeting. Activities, projects and expenditures were reviewed and the 2005 Annual Budget was approved. If you were not able to attend and have questions, please phone or email one of the board members. Topics covered included:

- New street signs
- New low-voltage entrance lighting
- Main entryway repair work
- Commons work (trees were fertilized, edged & mulched)
- Drainage on North Border of Village Walk
- Mowing
- Playground equipment maintenance & upkeep
- Pond Maintenance

### New Directories

Anyone wishing additional or updated electronic copies of the neighborhood directory can send an email request to VWHA@hotmail.com.

### Street Repair

Our streets are owned by the town and several sections were replaced this past year. To report problems with streets, potholes, damage to your property by city equipment, or storm drains, please call the Street Department at 873-4544.

### Covenant Violations

Several covenant violations were brought to the attention of the VWHA board this past year (unkempt yards, automobiles parked on the street, fences falling down, house sale issues, for sale sign issues, etc.) If you do not have a copy of the Village Walk Homeowners Association Covenants, please send an email request to: VWHA@hotmail.com. They are now available in electronic form. If you prefer, paper copies can be made available.



**Dogs must be  
leashed at all times**

### Village Walk Zoning Concerns

Various VWHA board members have been following the issue of the self storage facility closely and have attended multiple meetings on behalf of the neighborhood. We are also following the proposal for a new bank at the site of the old La Petite Academy, south of the fire station. In addition, the property between the Goddard School and the Z'ville Medical facility appears to have been purchased by Kite Development of Indianapolis. If you would like additional information about these projects, please call Ray Fatig or Deb Bissell.



### Green Thumb

Do you have a "green thumb?" The flower beds at the entrance of Village Walk need a care taker. If interested, please call Shprese Kamalabad at 873-6406.

### Homeowners Association Dues - \$160

Please make a note on your calendar that association dues are collected on **May 1** of every year. If you wish, you may pay \$80 on May 1, and the remaining \$80 on November 1. Late fees will be assessed in the amount of \$25 for dues not paid on time plus accrued interest. If you have any questions about payment, please call Deb Bissell at 873-1464.

### A Note Regarding Sports Teams

Please note that the Village Walk commons areas, including the pond and park, are private property and for use by residents only. Team events must have board approval.

### VILLAGE WALK GARAGE SALES

**THURS-SAT, APRIL 28-29-30**

PLEASE EMAIL DEB BISSELL IF YOU WOULD LIKE TO PARTICIPATE



**Heavy Trash Pick Up For VW  
Wed., May 4**

**Watch Zionsville Times Sentinel for Details**

<b>VWHA 2005 Approved Budget</b>			
		<b>ACTUAL 2004</b>	<b>APPROVED 2005</b>
<b>INCOME</b>			
<b>Total Income</b>		<b>\$36,979.19</b>	<b>\$26,965.00</b>
**Dues Collected		\$27,140.00	\$26,880.00
	**4 Unpalds as of 1/1/05		
Interest Income		\$8.41	\$85.00
Other Income		\$0.00	\$0.00
Transfer from Capital		\$9,830.78	
<b>EXPENSE</b>			
<b>Annual Meeting Expense</b>		<b>\$30.00</b>	<b>\$30.00</b>
<b>Bank Service Charges</b>		<b>\$71.00</b>	<b>\$0.00</b>
<b>Capital Improvements</b>		<b>\$9,821.82</b>	<b>\$4,200.00</b>
Lighting		\$3,400.00	\$1,600.00
Signs		\$6,072.74	\$0.00
Sign Deposit (11-03)		(\$2,200.74)	\$0.00
Commons		\$2,549.82	\$0.00
Fountain			\$0.00
Trees			\$2,600.00
Bloor Lane Entry Work			To be determined
<b>Total Commons Maintenance</b>		<b>\$17,014.96</b>	<b>\$17,913.00</b>
Entryway Work		\$500.00	\$1,000.00
Fertilizer & Weed Control		\$4,562.24	\$4,563.00
Landscape Materials & Chemicals		\$213.98	\$300.00
Mowing		\$10,200.00	\$10,800.00
Park Equipment		\$240.74	\$1,000.00
Sprinkler Maint.		\$223.00	\$250.00
Tree Removal		1,075.00	\$750.00
<b>Insurance</b>		<b>\$3,141.63</b>	<b>\$3,250.00</b>
<b>Lake Control</b>		<b>\$703.08</b>	<b>\$1,050.00</b>
<b>Supplies/Postage</b>		<b>\$425.94</b>	<b>\$500.00</b>
<b>Professional Fees</b>		<b>\$165.00</b>	<b>\$1,500.00</b>
<b>Social</b>		<b>\$185.76</b>	<b>\$250.00</b>
<b>Property Taxes</b>		<b>\$1,485.62</b>	<b>\$1,500.00</b>
<b>Utilities</b>		<b>\$2,296.16</b>	<b>\$2,400.00</b>
Electric		2,015.81	\$2,100.00
Water		280.35	\$300.00
<b>Total Expenses</b>		<b>\$35,340.97</b>	<b>\$32,593.00</b>
<b>Net Operating Income</b>		<b>\$1,638.22</b>	
<b>Add Beginning of Year Balance</b>		<b>\$6,110.89</b>	
<b>Balance as of 1/15/05</b>		<b>\$7,749.11</b>	
<b>CAPITAL ACCOUNT</b>			
<b>Beginning of Year Balance</b>		<b>\$19,245.52</b>	
Add:			
Transfer from Operating Account		\$0.00	
Interest Income		\$74.47	
<b>Subtotal</b>		<b>\$19,319.99</b>	
Less Capital Disbursements:			
Entrance / Irr / Lighting		(\$3,400.00)	
Pond Improvements			
Fountain			
Trees			
Landscaping		(\$2,549.82)	
Miscellaneous		(\$8.96)	
Signs		(\$3,872.00)	
<b>Total Expenses</b>		<b>(\$9,830.78)</b>	
<b>End of Year Balance</b>		<b>\$9,489.21</b>	

### Board Members:

Shprese Kamalabad (sxx003@msn.com)..... 873-6406  
 Ray Fatig (orlofatig@aol.com) ..... 873-6210  
 Deb Bissell (VWHA@hotmail.com) ..... 873-1464  
 Ted Soliday ..... 733-9419  
 Mary Milberger (VWConnections@hotmail.com) ..... 873-3292  
 Tammy Pressler (bpressler@indy.rr.com) ..... 733-3363  
 Noah Doyle (ndoyle@indy.rr.com)..... 733-3676  
 Brian Kouns (bskouns@peoplepc.com)..... 873-5781

# GET CONNECTED

....a note from Mary

What goes around, comes around...right? Well, the last time I was a board member, many of the Village Walk homes were still being built! When the neighborhood was new and we were watching new houses being built, landscaped and transformed into homes, there was a certain excitement and camaraderie in the air. As a returning board member, I would like to see some of those "good ol' times" become current times.

### Block Captains

There are two areas that I am especially fond of. One is to revive the block captain. The block captain was a close-by neighbor who could often answer questions about the association and save members time in trying to find one of the board members at home. Their job was not to enforce rules or restrictions...just be an informed neighbor. Often, we found, the block captain would come to the board with concerns that had been expressed to them from the neighbors on their block. These were concerns that may not have otherwise come to the board's attention. Are you interested in reviving the block captain network? Would you be interested in serving as your block's captain? E-mail me at the address below.

### Social Activities

The other area that I would love to see expanded is the "social" side of Village Walk. We used to have a community activity in the fall...and it kinda fizzled out. Here are a few activities that could be offered throughout the year via our association...neighbors getting together to do like minded activities:



Euchre (ladies or mixed, day or eve?); Bridge; Poker; Bunco; Walking (Village Walkers! am or pm); Golf outings; Gardening; Needlework/ Crafts; Play groups for pre-schoolers; Elementary school aged activities; Pre-teen activities; Teen activities; Gourmet Club (heart healthy...or, if preferred, the regular kind with fat and carbs!! A CPR class will be required for that one!)

If you are interested or if you have other ideas, please contact me at **VWConnections@hotmail.com** or my home phone number is 873-3292. Get to know your neighbors through our "Village Walk Connections" committee!!

*Mary Milberger*

### Upcoming Board Meetings:

April 18 ! May 16 ! June 20  
 Zionsville Fellowship Church @ 7:00 pm