

# VILLAGE WALK HOMEOWNER'S ASSOC., INC.

1450 VILLAGE WALK DRIVE, ZIONSVILLE, IN 46077

[www.villagewalkzville.org](http://www.villagewalkzville.org)

November, 2007

## *Special Thanks*

Thank you to Paul Hacker of Waterford Drive for his work in scraping and painting the playground equipment as well as the basketball backboards and poles. We appreciate your many volunteer hours!!!

## Seeking Member Input

A short, one page survey is enclosed with this mailing. Please take a few minutes to respond to the questions. Tape, stamp and return the self mailer. Or you may drop the survey in the Village Walk HOA drop box at 1450 Village Walk Drive. Results of the survey will be available at the Annual Meeting to be held January 14.



## Beautiful Updated Homes

Many people have commented on how wonderful Village Walk homes are looking with all of the repairs and updates that have been made! We are seeing many new roofs, new siding and windows, fresh paint and well maintained landscapes. Thank you all for helping to maintain home values in Village Walk!

## Nominations Committee

The Village Walk Homeowner's Association's Annual Meeting will be held Monday, January 14, 2008 in the Community Room at Town Hall. The association By-Laws call for a Nominations Committee to handle the formalities of collecting nominations to fill board positions prior to the meeting as well as from the floor during the meeting. This committee is also charged with counting votes and proxies and announcing the names of elected board members. The committee consists of one current board member and two association members. If you are interested in serving on the nominations committee, please email association president, Brian Hooker, at [president@villagewalkzville.org](mailto:president@villagewalkzville.org).

**VW Homeowners Annual Meeting**  
**Monday, January 14, 2008**  
**7:30 pm at Town Hall**  
**1100 W. Oak St.**  
**Zionsville, IN 46077**

## *Welcome New Neighbors*

**Stephen and Karen Lage, 1643 Catalina Way**  
**Katrina Jackson, 1621 Graystone Lane**

## WEEKEND WORK-OUT

### Saturday, November 3 @ 10 A.M.

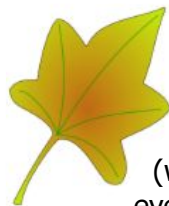
Ingrid Wiebke has offered to "chair" the portion of the week-end workout for planting about 100 daffodil bulbs in the park. Volunteers are needed to help plant. We also have three small oak trees ready to be planted. Got a shovel?

Other items on the list include re-installing the vandalized signs and bench. And, of course, the pond could always use the efforts of clean-up again.

Please send an e-mail to [vwconnections@hotmail.com](mailto:vwconnections@hotmail.com) if you are able to help so we know how to plan for this! The rain date is the following week-end on Sunday, Nov. 11, at 2 p.m. *Remember, many hands make a large chore quick & easy!*

## VILLAGE WALK DIRECTORY PROJECT

The Social Committee is willing to volunteer their time to put a directory together but printing funds are needed. Ad space will be offered in varying sizes. This is a great way for grass-cutters, baby, house, or pet sitters to advertise. Minors will require signature approval from a parent or guardian. Not in a work field needing such advertising? We will also accept "sponsorship" donations. Right now is the time for you to notify the board in writing if you do not want your name/phone published. Otherwise, it will be. The directory will be available only to the people included in it. The social committee will not solicit outside ads. Since this is for our private use only, if we do not get enough funds to cover the costs from within the subdivision, the project will be cancelled. If you have an interest in placing an ad or sponsorship, contact the social committee at [VWConnections@hotmail.com](mailto:VWConnections@hotmail.com).



The 2007 Leaf Collection began on Monday, October 22. The town will try their best to visit every neighborhood once a week through the end of November (weather permitting). However, due to the ever-fluctuating quantity of leaves from week-to-week, they are unable to guarantee a specific day for any given neighborhood. For additional information call the Street Dept. at 873-4544.

## FINANCIAL UPDATE AS OF OCTOBER 28, 2007

Income		
Dues		
Finance Charge on Dues	3.21	
Late Fees / Interest	257.89	
Dues - Other	25,838.80	
Total Dues	26,099.90	
Interest Income	161.73	
Total Income	26,261.63	
Expense		
Bank Service Charges	1.40	
Capital Improvements		
Grounds	5,764.00	
Total Capital Improvements	5,764.00	
Commons Maintenance		
Entryway Work	65.00	
Fertilizer (Grass & Trees)	2,914.50	
Grounds Keeping	401.28	
Landscape Materials & Chemicals	801.09	
Mowing	7,920.00	
Sprinklers	261.00	
Commons Maintenance - Other	104.47	
Total Commons Maintenance	12,467.34	
Insurance		
Liability Insurance	1,633.00	
Total Insurance	1,633.00	
Maintenance		
Playground	99.45	
Total Maintenance	99.45	
Office Supplies		
Postage	199.00	
Office Supplies - Other	378.63	
Total Office Supplies	577.63	
Park Equipment Maintenance	28.64	
Pond Maintenance		
Fountain Service	557.86	
Total Pond Maintenance	557.86	
Professional Fees		
Entity Report	10.00	
Legal Fees	213.00	
Total Professional Fees	223.00	
Social	1,034.76	
Utilities		
Electric	1,657.47	
Water	165.94	
Total Utilities	1,823.41	
Total Expense	24,210.49	
Net Income	2,051.14	

### Current Bank Balances as of 10-28-07

Savings: \$13,437  
 Checking: \$7,822  
 Assoc. dues coming in Nov. 1st = \$5,700

**Number of households in arrears = 10 for a total of \$3000. Includes late fees and interest that is due. Some dating to 2005.**

## Where Does Your Money Go?

**Capitol Improvement**—Pave Park Path—\$5,764.

**Tru-Green ChemLawn**—Two treatments—\$2,914.

**Professional Entryway** weeding, trimming - \$600.

**Mulching** over 300 trees - \$800.

Cost of materials only—VW volunteers did the work

**Mowing**—\$360 per mow. Includes strips of ground along Ford Road and Kissel Road. We have spent around \$8,000 through the end of September.

**Barthuly Irrigation**—Spring start up, back flow testing (required by the state), and winterization—\$261.

**State Farm Insurance**—Liability, property, and directors insurance policy = \$1,633 for 2007. This is an increase of \$420 over 2006 due to two vandalism claims.

**Playground Maintenance** = \$99.45 for materials to scrape and paint rusted equipment. All volunteer hours.

**Postage and Office Supplies** = \$578. All postage for mailings, newsletter copying, envelopes, printer ink, etc.

**Artificial Rock Company**—cleans the pond pump screens three times a year, replaces lightbulbs. \$557

**Burrus & Burrus**—Legal Fees. No retainer required. We pay on an as needed basis. \$213 to date for 2007.

**Social**—Spring Egg Hunt; Summer Picnic & Golf Outing \$1,034 to date for 2007.

**Electric & Water** = \$1823 to date.

**Property Taxes** - \$1650 for 2006.

### Board Members:

**President** - Brian Hooker (president@villagewalkzville.org)  
 .....733-1419

**Vice President** - Jim Hepp (vp@villagewalkzville.org) 733-0381

**Recording Secretary** -  
 secretary@villagewalkzville.org .....open

**Treasurer** - Deb Bissell (treasurer@villagewalkzville.org)  
 .....873-1464

**Social** - Mary Milberger  
 (vwconnections@hotmail.com).....873-3292

**Covenants Review Chair** - JD Graves  
 (jdgraves@villagewalkzville.org) .....733-8357

Noah Doyle (ndoyle@indy.rr.com)  
 Colleen Richards (cmrichards930@sbcglobal.net)  
 Steve Larsen (slarsen@iupui.edu)

VILLAGE WALK HOMEOWNER'S ASSOC., INC.

1450 VILLAGE WALK DRIVE, ZIONSVILLE, IN 46077

HOMEOWNER SURVEY-NOVEMBER 2007

**1. Please rate the following items in terms of importance to you (1=Most Important; 6=Least Important):**

\_\_\_\_\_ Repair cracks that have developed in our basketball/tennis courts. This project was bid out to three companies. The best price we have received to repair the cracks (dig out and backfill), replace tennis nets & posts and restretch fencing is \$7500.

\_\_\_\_\_ Do not repair the tennis or basketball courts. Excavate and plant grass when they become a liability issue.

\_\_\_\_\_ Repair/Replace the existing playground equipment.

\_\_\_\_\_ Do not repair or replace the playground equipment. Excavate and plant grass when they become a liability issue.

\_\_\_\_\_ Build community shelter in the common (park) area.

\_\_\_\_\_ Add "Village Walk" signs to the 2nd and 3rd entrances.

\_\_\_\_\_ Add items for neighborhood security (additional lighting in common areas, security cameras, etc.)

\_\_\_\_\_ Other (Please explain \_\_\_\_\_)

**2. Would you support a dues increase in order to complete one or more of the items listed above?**

\_\_\_\_\_ Yes

\_\_\_\_\_ No (Please explain why \_\_\_\_\_)

**3. Would you support a one-time assessment (fee) to complete one or more of the items listed above?**

\_\_\_\_\_ Yes

\_\_\_\_\_ No (Please explain why \_\_\_\_\_)

**4. Do you want VW to continue to be a covenanted community or do you feel that the Zionsville Town ordinances are sufficient governance for Village Walk? The issue was raised because a significant number of homeowners knowingly ignore our current covenants, including non compliance with paying dues on time. Pursuing enforcement is cost and time prohibitive. Doing away with covenants will mean few restrictions on fences, sheds, trailers, large trucks, PODS, etc.**

\_\_\_\_\_ Yes, keep Village Walk a covenanted community. I will support stepped up enforcement tactics, including hiring counsel as needed for covenant non-compliance or non-payment of dues and late fees.

\_\_\_\_\_ Do away with the current covenants and let the town ordinances be sufficient governance for Village Walk.

**5. Do you think Village Walk should place a percentage cap on the number of rental/investment homes? This could impact who you sell your home to.**

\_\_\_\_\_ Yes

\_\_\_\_\_ No

Other thoughts are welcome. Please use the back of this sheet. Thank you.

Signed: \_\_\_\_\_ Address: \_\_\_\_\_

My first experience of VVHOA board membership was when Village Walk was still being built. Everyone was excited and supportive of the homeowners association. After being on the board again these past 3 years, I have come to the conclusion that Village Walk is at a crossroads. And, I am wondering if others share my thinking. We are either going to be a covenanted community or not. After all, the town has codes and regulations that can also protect our property values.

You have heard of the 80/20 rule? It seems we have about 20% of our homeowners willing to accept and actively support the covenants and another 20% who have the attitude of “in your face! You can’t tell me what I can do or not do on my property!” and the other 60% are just quietly oblivious to the struggles of their HOA, pay their dues, may know where they filed all those “papers” called “covenants”, and only call upon the board when they have a beef with one of their neighbors. The HOA has no effective way to enforce unpaid dues (yes, we do put liens on the properties, but in the meantime, our cash flow suffers), nor do we have means to correct covenant infractions. Out of the 168 homes, this year we have had only 14 volunteers (including the board) helping to make this HOA effective. These volunteers have saved your HOA money by painting, picking up trash, weeding, and managing the day to day maintenance operations. Our board of directors are all volunteers...people with busy lives who too often cannot attend to the business of the association. Ask to see minutes from meetings over the past 15 years...you will find very few. The only way this could be corrected for the future is to pay to have a company manage the association...but even they would face the same roadblocks of people who do not pay their dues or insist on building additions or sheds or fences or pools or decks without the association approval. Professional management firms cost a lot of money. Your \$200/year dues would skyrocket to at least double that amount.

It’s time for a dialog among all the homeowners of Village Walk. If we keep the commons grounds in our control, are we willing to re-write the covenants to have a way to enforce the payment of fees? If we remain a covenanted community, are we willing to re-write the covenants to include collectable fines for non-compliance? Are we willing to pay to have new covenants written so they can be enforceable? Or, is it time to deed over the park & retention pond to the Zionsville Parks Department and allow public use of them? It would also mean that the homeowners on the perimeter of the subdivision would then need to maintain all of their deeded property. These are major changes. But, it is time for all of us to sit down and discuss the future of our HOA.

Mary Milberger