



VILLAGE WALK HOMEOWNER'S ASSOC., INC.

1450 VILLAGE WALK DRIVE, ZIONSVILLE, IN 46077

www.villagewalkzville.org

JULY 2009

Street Update

Mr. Lance Lantz, Zionsville Street Superintendent, led a "street strategy" discussion with regard to the streets in Village Walk. Our present deterioration has resulted due to lack of drainage under the streets; streets constructed directly on clay sub-grade; and the differences in concrete material used over the years. The three approaches to improve conditions included: continued spot concrete repairs; asphalt overlay; and complete replacement. After much discussion, the majority voted on complete replacement. This systematic asphalt replacement will begin in 2010 and focus first on the worst areas. It will take 9 years to completely rebuild the roads in Village Walk, based on current budget mandates, knowing that lean financial times or budget cuts would prolong the process. An informational meeting is being planned for the near future. Watch for details.

Hazardous Waste Disposal - August 15

The Boone County Solid Waste Management District, in cooperation with the Town of Zionsville will hold a Household Hazardous Waste and Pharmaceutical Collection Day in the Town of Zionsville on Saturday, August 15, 2009, from 9 a.m. - 2 p.m. at the Zionsville Town Hall, 1100 W. Oak St. Items that will not be accepted include: tires; household batteries; electronics; radioactive waste and explosives. Latex paint is non-toxic and may be placed with normal trash after it has dried up. Adding cat litter to latex will facilitate this process.

Welcome New Neighbors

Chris & Michelle Black ~ 1440 Lancaster Lane
Shannon Hughes ~ 30 Phillips Place
Andrew & Theresa Beardsley ~ 1643 Catalina Way
Brandon Emkes & Kathryn Lucas ~ 25 Village Place
Abdulmuniem & Carolyn Abdallah ~ 620 Danbury Drive
Allen & Sally Buck ~ 45 Village Circle

BY-LAWS & COVENANT UPDATES

As we announced at the annual meeting the Board of Directors of the Village Walk Homeowner's Association have taken steps to retain new counsel to help with Covenant compliance and with the process of revising current Covenants and By-Laws.

Tom Murray is an attorney with the Indianapolis law firm of Eads Murray & Pugh, P.C. He first began representing condominium and homeowners associations on a regular basis in 1988. Since then his law practice has evolved into the exclusive representation of community associations of all varieties. Working closely with boards and property managers, he helps associations in their efforts to not only preserve and enhance property values, but also to foster a stronger sense of community and involvement in the neighborhood.

At this time, the Board of Directors have met for the initial review of both the By-Laws and Declaration of Covenants. The Board hopes to have red-lined copies that show proposed changes in the homeowner's mailboxes by the end of summer.



Playground Renovation ~

JD Graves is heading up efforts to tear down and replace all of our current playground structures, with the exception of the spring riders. Board members voted unanimously to proceed with plans to purchase a Playcraft System from Recreation Unlimited. To the left is a rendering of what the main section will look like. Additionally, there will be separate traditional swings as well as a new tire swing. Our original equipment was constructed more than 20 years ago and has served us well, but now does not meet government safety standards. This project is being accomplished without asking for a special assessment.

JANUARY - JUNE 2009 INCOME & EXPENSE REPORT

FOR YOUR CALENDAR

Mid OctoberLeaf Collection Begins
October 5-16Brush and Limb Collection

Income

Dues		
Late Fees / Interest	33.34	
Dues - Other	23,136.66	
Total Dues	23,170.00	
Interest Income	26.95	
Other Income	-2.00	
Total Income	23,194.95	

Expense

Bank Service Charges	-76.55	
Commons Maintenance		
Grounds Keeping-Entryway	515.84	
Mowing	3,330.00	
Sprinklers	334.60	
Total Commons Maintenance	4,180.44	
Insurance		
Liability Insurance	1,144.00	
Total Insurance	1,144.00	
Lake Control	600.00	
Office Supplies		
Postage	210.00	
Office Supplies - Other	281.88	
Total Office Supplies	491.88	
Professional Fees		
Accounting	600.00	
Entity Report	10.00	
Legal Fees	982.20	
Total Professional Fees	1,592.20	
Utilities		
Electric	943.80	
Water	100.00	
Total Utilities	1,043.80	
Total Expense	8,975.77	
Net Income	14,219.18	

Rays Trash & Recycling

The large green bins that were provided by Ray's Trash, are used for recycling materials only. Recycling collection takes place every other Friday for Village Walk residents. Items that are acceptable for recycling include: newspaper, advertisement sections, junk mail, office/computer paper, household plastics marked 1 through 7, bi-metal and aluminum food and beverage cans, flattened cardboard, green, brown, and clear glass.

Each residence is allowed 6 bags of regular trash. White goods and heavy trash pick up is available if arranged in advance. Items would include stoves, washers, dryers, furniture, and items containing refrigerants as long as the resident can provide appropriate documentation showing that the CFC's or HCFC's have been properly removed by a licensed technician.

Complete information is available by downloading the mailer:

http://raystrash.com/documents/Zionsville_Mailer.pdf

Board Members:

President - JD Graves
 (president@villagewalkzville.org)..... 317-460-0339

Vice President - Deb Bissell
 (vp@villagewalkzville.org)..... 317-873-1464

Recording Secretary - Danise Subramaniam
 secretary@villagewalkzville.org 317-873-9225

Treasurer - Colleen Richards
 (treasurer@villagewalkzville.org) 317-796-8530

Town Liaison – Laura Lambert
 lauralambert@villagewalkzville.org

Dave Lindsey....davelindsey@villagewalkzville.org

Association Dues

Please note that the Village Walk Homeowner's Association dues, in the amount of \$200 were due **May 1**. Thank you to all who have paid. There are 25 unpaid members at this time. If you have any questions about payment, or wish to work out an alternate payment plan, please call our treasurer, Colleen Richards, at 873-9650.