



December 2010

VILLAGE WALK HOMEOWNER'S ASSOC., INC  
1450 VILLAGE WALK DRIVE, ZIONSVILLE, IN 46077

www.villagewalkzville.org

1450 Village Walk Drive, Zionsville, IN



## Village Walk Homeowner's Association Notice of Annual Meeting

**Tuesday, January 18, 2011 ~ 7:00 pm**  
**Zionsville Town Hall ~ 1100 W. Oak Street**  
**Zionsville, Indiana**

### Agenda:

- ◆ Village Walk Street Update ~ Lance Lantz, Superintendent of Streets
- ◆ Meet the ZPD Liaison to Village Walk
- ◆ Review the operation and financial condition of the Association and ratify the 2011 budget.
- ◆ Elect additional directors to the Board of Directors
- ◆ Discuss changes to the Covenants & By Laws

*If you would like to submit topics for inclusion to the agenda, please contact Vice President, Bill Lantz:  
vp@villagewalkzville.org*

### **Covenants & By Laws Approved**

Thank you to all who have been so supportive in the efforts to update the Village Walk Covenants and By-Laws. Special thanks to all the association members who have worked on this project since the idea was suggested in 2006, and the many block captains who canvassed their neighbors this past summer. We have appreciated the many positive notes and emails. A current copy of the Covenants and By-Laws can be downloaded from [www.villagewalkzville.org](http://www.villagewalkzville.org).

### **No Plans To Increase Dues**

There are no plans now or in the immediate future to request a dues increase. Nor are there plans at this time to ask for any special assessments for capital improvements. This topic came up multiple times during our door to door campaign this past summer. In order for a dues increase to be instituted, a vote would have to be taken at the Annual Meeting or a special called meeting. A quorum would have to be present with the majority voting in favor.

## *Welcome New Neighbors*

- Jamie and Kristen Lee—10 Waterford Court
- Cheryl Rolland—1650 Graystone Lane
- Laura Clouse—1601 Graystone Lane
- Marty and Joan Schipper—1635 Graystone Lane
- David and Joyce Delp—1620 Graystone Lane
- Josh and Adrea Bjork—1621 Graystone Lane
- Gary and Mary Stehle—1644 Catalina Way
- Andy and Heidi Fordice—85 Village Place
- Jonathan & Amy Morse—140 Village Place
- Michael and Rachel Donahue—15 Village Walk Court

### FOR YOUR CALENDAR

- January 18** ..... **Annual Meeting**
- February 9** ..... **Board Meeting**
- March 9** ..... **Board Meeting**
- April 13** ..... **Board Meeting**

**Board meetings are open to Association members.  
Call for times and locations!**

## Nominations Committee

For each Annual Meeting, 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 Recording Secretary, Danise Subramaniam [recordingsecretary@villagewalkzville.org](mailto:recordingsecretary@villagewalkzville.org).

## Board of Directors Openings

Serving on the Board of Directors is one of the privileges of living in a covenanted community. As called for in our By-Laws, some board members roll off each year, leaving vacancies. We invite you to consider serving in this capacity. There are monthly meetings that last approximately 1 1/2 hours. Most of the week to week "business" is carried out via email. If you are interested, please contact Bill Lantz or Deb Bissell.



### **Board Members:**

**President** - Dave Lindsey  
([president@villagewalkzville.org](mailto:president@villagewalkzville.org))

**Vice President** - Bill Lantz  
([vp@villagewalkzville.org](mailto:vp@villagewalkzville.org))

**Recording Secretary** - Danise Subramaniam  
([recordingsecretary@villagewalkzville.org](mailto:recordingsecretary@villagewalkzville.org))

Treasurer – Tiffany Hatfield  
([treasurer@villagewalkzville.org](mailto:treasurer@villagewalkzville.org))

**Town Liaison** – Brad Schleppe  
([bschleppe@villagewalkzville.org](mailto:bschleppe@villagewalkzville.org))

Richard Nelson – [rnelson@villagewalkzville.org](mailto:rnelson@villagewalkzville.org)

Deb Bissell – [dbissell@villagewalkzville.org](mailto:dbissell@villagewalkzville.org)

## Important Covenant Changes

### ♦ ASSOCIATION DUES

Please note that beginning in 2011 the annual Association dues will be collected in one May installment. The dues amount will remain at \$200. Invoices will be mailed around April 1 and the dues assessment will be due by May 1 and considered late after June 1. A \$25 late fee will be assessed on all unpaid balances after June 1.

### ♦ ANNUAL MEETINGS

As stated on the front of this newsletter, the Annual Meeting to wrap up 2010 will be held on January 18, 2011. The Annual meeting to wrap up 2011 will be held in October or November of 2011. Each subsequent Annual Meeting will then be held in the fall of each year. This change was made in hopes of drawing more attendance at our Annual Meetings.

### ♦ ARCHITECTURAL REVIEW BOARD

The updated Covenants call for the creation of an Architectural Review Board consisting of two people appointed by the Board and headed by a Board Member. Appointees must be lot owners and will be charged with reviewing and approving the design, appearance and location of all residences, structures or any other work that alters a lot, home exterior, etc. Please email Bill Lantz if you are interested in serving on the ARB.

### ♦ LEASING RESTRICTIONS

The updated Covenants call for the following:

1. An Owner may not rent a newly acquired home for one year.
2. All leases, including renewals, shall be for at least one year, be in writing, with no sub-leasing.
3. A copy of each executed lease, identifying the tenant(s) and any residents living in the house (rental amount deleted) shall be submitted to the Board of Directors within 30 days of execution.

### **Look on the Village Walk Website for:**

- ♦ Updated Village Walk Covenants & By-Laws
- ♦ Board Meeting Dates & Minutes
- ♦ Officers Contact Information
- ♦ Frequently Asked Questions
- ♦ Pdf copies of past newsletters
- ♦ Village Walk Budget and Financial Updates