



VILLAGE WALK HOMEOWNER'S ASSOC., INC.

1450 VILLAGE WALK DRIVE, ZIONSVILLE, IN 46077
www.villagewalkzville.org

2011 Annual Meeting Tuesday, October 4 ~ 7:00 pm

ARCHITECTURAL REVIEW BOARD

What Is it?

The Architectural Review Board (ARB) is a standing committee of the Homeowner's Association, consisting of at least three association members, with a Board member serving as Chair. Complete information can be found on page 12 of the covenants (Article VII, Section 7.1 and following).

What Is the Purpose of the ARB?

The purpose of the ARB is to approve the design, appearance and location of structures added to lots or any other exterior improvements (including additions, alterations, repairs, change of colors, excavations, etc.) in order to preserve home values and desirability, and maintain the harmonious relationship among homes.

Covenant Violations

The ARB will also field covenant violation concerns from homeowners. Homeowner's will be contacted by letter if found to be in violation. Please review the covenants with regard to home and yard upkeep.

Process For Obtaining Approval

The ARB has adopted an application form that is to be used to submit project information for approval. The form can be filled out electronically and emailed to the ARB. Instructions can be found at www.villagewalkzville.org. The review board is committed to quickly expediting each request.

Welcome New Neighbor

Susan Russell ~ 1629 Graystone Lane

ASSOCIATION DUES

Invoices for the 2011 Association Dues were mailed in April. On June 1st, all unpaid invoices were assessed a \$25 late fee. Further collection will be undertaken following the procedures outlined in the covenants. Any family currently experiencing financial hardship can arrange a payment plan by contacting the association treasurer.

Look on the Village Walk Website for:

- ◆ 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

Board of Directors:

President - Dave Lindsey
president@villagewalkzville.org

Vice President - Bill Lantz
vp@villagewalkzville.org

Recording Secretary - Danise Subramaniam
recordingsecretary@villagewalkzville.org

Treasurer – Tiffany Hatfield
treasurer@villagewalkzville.org

Town Liaison – Brad Schleppe
bschleppe@villagewalkzville.org

Architectural Review Board Chair
Richard Nelson – rnelson@villagewalkzville.org

	Current Month		YTD 2011		Approved 2011 Budget	2010 Actual Budget	2009 Actual Budget
	Apr 2011	Jan 1-Apr 30, 2011					
Income							
Dues							
Title Co Prep Letter		\$0.00	\$0.00	\$300.00		\$300.00	
Finance Charge on Dues	\$0.00	\$0.00	\$0.00	\$100.00		\$100.00	
Late Fees/Interest		\$0.00	\$0.00	\$222.22		\$222.22	
Homeowner Dues	\$17,900.00	\$18,350.00	\$18,350.00	\$37,827.78		\$37,827.78	
Total Dues	\$17,900.00	\$18,350.00	\$18,350.00	\$38,450.00		\$38,450.00	
Savings Acct Interest Income	\$0.76	\$3.34	\$3.34	\$10.44		\$10.44	
Bad Debt							\$0.00
Total Income	\$17,900.76	\$18,353.34	\$18,353.34	\$38,460.44		\$38,460.44	\$33,179.00
Expense							
Bank Service Charges/Check Supplies		\$0.00	\$0.00	\$0.00	\$0.00	-\$2.00	\$73.20
Total Commons Maintenance	\$386.37	\$2,054.37	\$2,054.37	\$15,640.00	\$15,640.00	\$12,748.81	\$17,920.43
Fertilizer/Weed & Pest Control	\$95.76	\$1,463.76	\$1,463.76	\$1,550.00	\$1,550.00	\$1,463.76	\$1,540.80
Grounds Keeping-Entryway		\$0.00	\$0.00	\$1,130.00	\$1,130.00	\$980.00	\$1,025.84
Landscape Materials	\$121.61	\$121.61	\$121.61	\$0.00	\$0.00	\$19.25	\$51.18
Mowing		\$0.00	\$0.00	\$12,210.00	\$12,210.00	\$9,990.00	\$11,470.00
Park/Playground/Signs		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$238.01
Sprinkler Maintenance	\$169.00	\$169.00	\$169.00	\$500.00	\$500.00	\$280.80	\$334.60
Tree Removal/Trimming		\$300.00	\$300.00	\$250.00	\$250.00	\$15.00	\$3,260.00
Insurance	\$0.00	\$0.00	\$0.00	\$1,144.00	\$1,144.00	\$1,144.00	\$1,144.00
Pond & Fountain Maintenance	\$0.00	\$660.00	\$660.00	\$800.00	\$800.00	\$2,371.39	\$698.58
Misc (web site, annual mtg expense, etc)	\$0.00	\$0.00	\$0.00	\$200.00	\$200.00	\$71.39	\$69.35
Total Supplies/Postage/Printing	\$0.00	\$88.00	\$88.00	\$1,300.00	\$1,300.00	\$389.88	\$1,859.64
Paper/Checks/Deposit Slips		\$0.00	\$0.00			\$26.22	
Postage		\$88.00	\$88.00	\$117.92	\$117.92	\$117.92	
Office Supplies		\$0.00	\$0.00	\$59.34	\$59.34	\$59.34	
Printing & Reproduction		\$0.00	\$0.00	\$186.40	\$186.40	\$186.40	
Total Professional Fees	\$1,005.00	\$2,180.00	\$2,180.00	\$6,510.00	\$6,510.00	\$6,302.31	\$4,976.85
Accounting	\$995.00	\$1,570.00	\$1,570.00	\$4,987.50	\$4,987.50	\$4,987.50	
Entity Report, State Recording	\$10.00	\$10.00	\$10.00	\$143.00	\$143.00	\$143.00	
Legal		\$600.00	\$600.00	\$1,171.81	\$1,171.81	\$1,171.81	
Social		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Utilities	\$232.85	\$763.12	\$763.12	\$2,500.00	\$2,500.00	\$2,689.72	\$2,206.32
Electric	\$232.85	\$763.12	\$763.12	\$2,300.00	\$2,300.00	\$2,489.72	\$1,985.19
Water		\$0.00	\$0.00	\$200.00	\$200.00	\$200.00	\$221.13
Total Expense	\$1,624.22	\$5,745.49	\$5,745.49	\$28,094.00	\$28,094.00	\$25,715.50	\$28,948.37
Net Income	\$16,276.54	\$12,607.85	\$12,607.85	\$10,366.44	\$10,366.44	\$12,744.94	\$4,230.63
Checking	\$18,237.96					\$20,951.98	\$23,884.91
Capital Improvements	\$18,455.32						