

April, May, June 2003  
Volume 3, Issue 1

# Cherry Lake Connection

Cherry Lake  
Homeowners Association  
888.293.2809

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## Message from the President

As we enter a new year, it is time, once again, to fulfill our annual dues obligation as well as think about our opportunities and challenges for the coming year as an Association.

Our Association's fiscal year runs with the calendar year and our Board of Directors have completed the new budget for 2003. We are pleased to announce, once again, that there will be no increase in this year's dues

Dues for calendar year 2003 are **\$40.00** per homeowner lot, for the third year in a row. **The due date for your payment will be April 30, 2003.** Please mail your payment to our post office box at your earliest convenience. Statements went out 3/28/03.

If you are planning to sell this year, your annual dues payment can be pro-rated by your title company. Your first obligation is to pay your annual dues in full, to the Association, by the due date.

When you sell your home, tell your real estate agent to have the closing papers reflect the pro-rated dues. The title company typically contacts our Board of Directors to confirm the fiscal year dates, dues amount for the year, and if the annual dues for that lot have been paid.

Unless you have a different agreement with your buyer, you should be able to recoup the remainder of the annual dues from the closing date to the end of the fiscal year, from your buyer.

Each closing can be different, so you should investigate it prior to, not at the closing.

Our first Homeowners Association Meeting of 2003 will be on April 16, at 7:30 pm at 3350 Carly Lane. All

homeowners are welcome to attend. Please remember there will be no childcare provided, this is an adults only meeting.

If you wish to get more directly involved in matters that affect our subdivision by becoming a Committee Board Member, please contact any current Board Director or attend a meeting.

Please review the list of committees that are in need on the last page of this Newsletter.

Personal involvement is the most effective way of improving our surroundings. This is my cue to urge all of you to **GET INVOLVED** and contribute. There are many of you who do and that is evident and appreciated. Make yourself a promise and improve your surroundings in whatever way you can. You will not be sorry.

The 2002 Annual Meeting Door Prize Drawing Winner of a Gift Certificate to Olive Garden was Bill & Maria Lane.

***It pays to attend the Annual Meetings***

***Neighborhood Garage Sale  
May 3, 2003  
Time to clean out the  
Garage??***



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### Snow Plowing Expectations

No matter how you wish to define the winter season we have received a lot of snow so far this year!

Meteorological winter is defined as the months of December through February. However we still often get snow in the months of October, November and March, even April.

The 2002-2003 Meteorological Winter has so far been the 3<sup>rd</sup> snowiest with 46.9 inches.

Or we could look as the "Snow Season" as being defined as the period starting July 1, 2002 and ending June 30, 2003, in that case our Snow Season has so far been the 4<sup>th</sup> snowiest with 50.0 inches.

With that said it was lucky we had money in reserve from previous years for payment of the snow

plowing we have received invoices for thus far.

I believe there were some expectations that many homeowners had that were not met with our current service, so let me take this opportunity to explain just exactly what we paid for.

Our contract was for plowing only, just like what the city would have provided (if they came out this far). *That did not include digging out of individual driveways.*

It also did not include removal of snow; it was simple plowing. It also did not include chemicals, however we are going to request a bid for chemicals for the next season, but be aware it will be costly and it could require consideration of an increase of our Annual Dues.

Our service did not plow before the total snow amount was over 2 inches. It was not cost effective to plow any sooner than that.

We have heard both good and bad comments on the service we received, I hope now that you understand what our expectations were when the contract was made with our current service and that you will understand that we got what we paid for and in some cases more.

As I know for a fact that on many occasions the plow drivers took the time to stop and help many homeowners dig out (at no additional cost to that homeowner or to Cherry Lake), when they could have just continued with their assigned duties and left the neighborhood.

### Rules Enforcement

The Covenant & Restrictions Violations Officer performs routine inspections of our community. Items that are addressed include, but are not limited to Construction of unapproved structures, Site Visibility, Maintenance of Premises (mowing of front lawns, broken fences, and painting/cleaning needs), Nuisances; Parking Violations, etc. And investigates C&R complaints.

Please take the time to inspect the exterior of your home for possible maintenance needs to avoid getting one of the "courtesy reminders" in the mail.

These inspections are done to keep the community looking its best at all times. And if you do receive a reminder, please take the time to address the situation as soon as possible.

It will benefit you in the long run by keeping the property values at their highest level and improving how the community looks as a whole.

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**BUY THIS AD SPACE**  
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276 Characters (including spaces) in Arial Font, 10 point for only \$5.00 per issue – you must provide copy.  
  
Contact Nina Donnell at [secretary@cherrylake.org](mailto:secretary@cherrylake.org) to place your ad.

### Drawing for One Year of Free Annual Dues

A drawing was held for one year of free annual dues, the lucky homeowners for 2003 are Anita & Nap Jones, Alice Mosley, and Vernon Brown.

These names were drawn from the list of Homeowners in good standing that attended the 2002 Annual Meeting or returned their proxies for the 2002 Annual Meeting

***It pays to attend the Annual Meetings.***

**July-Sept. Newsletter submissions are due June 15, 2003. Contact Nina Donnell at [secretary@cherrylake.org](mailto:secretary@cherrylake.org)**

*Neighbor Knowledge*

One of any homeowner association's challenges is helping neighbors "make nice". The board is frequently called on to mediate disputes and fine neighbors for doing bad things.

Actually, it's not the board's job and in most cases, except those that directly impact the common area, these "opportunities" should be bounced back to the complainer to handle.

What exactly is a "good" neighbor? To be one, you don't need to be friends or hang out together. Being a good neighbor is an attitude. A good neighbor attitude allows you to live as privately or as sociably as you wish. Here's how to cultivate and nurture it:

**Meet Them.** While marching up to their door with hand extended is great, the chance encounter works well too. Introduce yourself at the mailbox, while walking the dog or when you take out the trash. Learn their names and offer a cordial "Hello" or "Good Morning" when you see them.

**Keep Them Informed.** Contact them before undertaking something that might affect them, such as hosting a big party, building a fence, cutting down a tree or getting a dog.

**Be Aware of Differences.** Age, faith, ethnic background and marital status can drastically affect lifestyles. Be aware of the differences between you but home in on what you have in common.

**Point of View.** From your neighbor's viewpoint, how does your compost pile, swingset or junk car look?

Would *you* like that view? (If you do, refer to your *neighbor's* viewpoint).

**Be Appreciative.** If a neighbor does something you like, tell them! They'll be pleased that you noticed the new awning, patio furniture, plants, etc..

**Assume the Best.** Most people don't intentionally create problems. Assume the neighbor doesn't know about the annoyance when you speak to them. Your delivery will be dramatically kinder. And assume they will be cooperative.

**Be Candid.** If your neighbors do something that bothers you, let them know as soon as possible.

**Be Calm.** When discussing a point of contention, speak calmly, listen carefully and thank them for telling you how they feel. You don't have to agree or justify your behavior. If you don't react defensively, anger usually subsides, lines of communication remain open and resolution is possible.

**Take Your Time.** If caught in angry confrontation, take a break to reflect and finish the discussion when cooler heads prevail. Don't leave it hanging. Time and lack of resolution will intensify hostilities.

**Best Advice of All.** Treat others, as you would like to be treated. This attitude will pave the way for good neighborliness. Love your neighbor as yourself.

*Used with permission from regenesis.net*

**GREAT AMERICAN  
CLEAN UP  
May 17, 2003**

**Check website for more  
information  
[www.cherrylake.org](http://www.cherrylake.org)**

*Cherry Lake's "LAKE"*

The "LAKE" is **PRIVATE PROPERTY**. Those homeowners that live around the LAKE are considered its owners. They are responsible for its upkeep and maintenance.

To **FISH, SWIM** or **BOAT** on the **LAKE** is illegal and is considered **TRESPASSING**. If you do such activities without permission from the homeowners you will be **ARRESTED** and **PROSCUTED** to the full extend of the Law.

The **LAKE Homeowners** would appreciate your respecting their property and also instructing your children to do the same.

Please direct your questions to the Lake Association Acting President, Bill Robbins at 894.5035.

**BUY THIS AD SPACE**

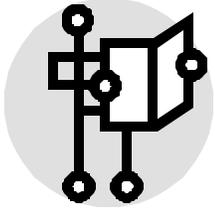
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*The first Homeowner (in good standing) that emails Nina at [secretary@cherrylake.org](mailto:secretary@cherrylake.org) indicating that they have read this issue of the Newsletter will win a Prize.*



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Be sure to check our website  
frequently for upcoming  
events.  
Go to [www.cherrylake.org](http://www.cherrylake.org)  
and signup to add your name  
to our email list.

## Committees in Need

If you are interested in heading up or serving on any of these committees please be sure to speak up at the Annual Meeting

### **Architectural Control (standing)**

Reviews and approves homeowner requests for exterior changes, additions, or renovations or reconstruction of individual homeowners' homes and or landscaping that as described in the governing documents or Architectural Design Policy. Makes design policy recommendations to the Board. Meets as necessary.

### **Awards (ad hoc)**

This committee helps to preserve a positive spirit of participation by helping us to recognize those volunteers making noteworthy contributions to Cherry Lake

### **Board Advisory (standing)**

Advises the Board of Directors. Its members also have standing to participate in meeting discussions, including closed meetings.

### **Executive Committee (ad hoc)**

Serves as a special committee to work with the President between regular board meetings or on occasional high-level tasks or projects.

### **Grounds and Maintenance (standing)**

Oversees the landscape contractor's work and makes recommendations for landscape improvement and renovation. Organizes special cleanups, maintenance and improvements. Organizes Spring Flower Planting. Meets monthly.

### **Communications/Newsletter (standing)**

Keeps owners informed about HOA issues by publishing the newsletter, Member Directory, Resident Handbook and Website updates. Meets monthly.

### **Nominating (ad hoc)**

Identifies and recommends to the Board for the ballot as many qualified candidates as there are openings on the Board of Directors.

### **Social (standing)**

Distributes information to newcomers. Organizes social events like Christmas Party, Spring Fling, etc. Meets quarterly.

### **Crime Watch (ad hoc)**

Coordinates activities relating to neighborhood watch, lighting, traffic control and general safety concerns.

*Standing and Ad Hoc. Standing Committees have ongoing responsibilities. Ad Hoc Committees are formed for a special purpose. Once that purpose is accomplished, the need for the committee goes away.*

**Cherry Lake Homeowners Association**  
**P.O. Box 29253**  
**Indianapolis, IN 46229**

**We're on the Web!**

**See us at**

**[www.cherrylake.org](http://www.cherrylake.org)**