

Volume 6, Issue 1

March 2012



# Willow Creek Messenger

Willow Creek Homeowner's Association —  
2012 Early Spring Newsletter

Check out our Website  
at: [www.wchoa.org](http://www.wchoa.org)

WCHOA  
P.O. Box 546  
Westfield, IN 46074



---

## Annual Meeting and Dues

- Please join us on Monday, March 19th, 7:00 pm at Radiant Christian Life Church for our annual meeting; located at 16162 Carey Road, across from Carey Ridge Elementary School.
- At the annual meeting, we will review our 2011 income/expenses and our 2012 budget. We will also discuss property maintenance and upgrades scheduled for this year along with neighborhood garage sales. Election of board members for 2012 will be conducted.
- We will also be discussing the donation of a very small piece of land to the Hamilton County Surveyors office for their new water feature East of our subdivision. We will conduct a vote with all attendees at the annual HOA meeting to approve this donation. The details of this transaction will be discussed at this meeting so everyone is well informed.
- If you are unable to attend the meeting but are interesting in volunteering, please contact Amy or Hitesh via email.
- In an effort to be respectful of everyone's busy schedules, at the meeting we will adhere to the topics on the agenda. If you have a complaint regarding an individual property and/or homeowner, please contact the WCHOA.
- The dues for 2012 remain at \$115 for the 8th year in a row. They are due no later than April 15th. You may send your payment to P.O. Box 546, Westfield, IN 46074. Cash, check or money order. We are unable to process credit or debit cards.
- The 2011 income and expenditures are posted to the website. If you have any questions or concerns, please contact the treasurer. The HOA's books are open to any homeowner who may wish to see them.

---

## Ideas/Projects

- If you have a great idea or project to better our neighborhood, please submit your thoughts and ideas via email or mail.
-

## Common Complaints

- The most common complaint we receive is with respect to parked vehicles. It is not against the law to park a vehicle on the street. However, parked vehicles may not block fire hydrants, be close to a stop sign or face the wrong way. They must be parked parallel to the curb. Vehicles must also have current plates on them and be operable.
- Be kind to your mail carrier and make sure that vehicles do not block drive-up access to mail boxes. Park your car in your driveway during winter storms to make plowing easier for those who do that work.
- Issues with vehicles parked on the streets in an unsafe manner may be reported to the City of Westfield Police at their non-emergency number (804-3200).
- Trailers, campers, motor homes, commercial trucks and boats! Our neighborhood is not designed for storage of these items on the streets, in the driveway or in the front yard and our covenants reflect that. These items need to be stored off-site or in your garage. This applies to homeowners, renters and any guests.
- Trash Bins: Another common complaint. Please store them out of sight, on the side of your house, in your back yard or in your garage. Do not store them on the curb, in your driveway or in your front yard.
- Snow removal: Our neighborhood streets are city-owned, so this task is done by the Westfield streets department, please contact them with any comments or complaints.

## Home Maintenance and Yards

- Our neighborhood is aging and that means so is your home. In this economy, it is tempting to put off home repairs and maintenance, but routine home maintenance, inside and out, is important in preventing very costly damages to your home and in preserving property values for all of us.
- If you need help finding a reputable company to help with home repairs, ask a neighbor, friend or family member for a recommendation or check out resources such as Angie's List.
- Weeding and mowing are low-cost, simple ways to maintain your yard. Trim back plants that obstruct sidewalks.
- Be sure to mow your back yard, even if it is fenced-in!

## Post Lights and Entrance Lighting

- Our neighborhood, by design, does not have large overhead streetlights. Instead, there is a post light in each individual yard. Please do your part and keep your light in good repair (too many of you to even list). We will start sending out notices to individual homeowners who continue to have post lights out or in poor repair. Please take pride in our neighborhood and do your part.
- Replacement lamp post cross-bars can be purchased at Lowe's for around \$5.00. Lamp sensors and new fixtures can be purchased at Lowe's/Menards for a minimal cost. If you do not know how to replace, please contact an electrician.
- If you notice that any of our entrance lights or sign lights are out, please let us know. Do not assume that someone else has already reported it.

**Be Respectful To Your Neighbor**

- The HOA has received several complaints of neighbors not finishing up exterior projects they have started, such as mulch placement, painting, trimming etc. We ask if you take on a project please finish it. The appearance of your unfinished projects greatly impacts someone else's ability to sell their homes or someone wanting to buy in our neighborhood. It's also unpleasant to look at partially painted trim on a chimney or roof line!
- When cutting your grass or trimming your bushes, please clean up the trimmings from the sidewalks and streets. This debris usually ends up on neighbors property if not cleaned up.
- Please be mindful of making loud or disruptive noises at odd hours of the day.

**Potholes, Foreclosures and Holiday Lights**

- Potholes. If you are aware of any, please contact Westfield Public Works at 896-5452 to report them.
- Foreclosures. Yes, we have homes that are at some point in the foreclosure process. We do our best to keep track, but your help in this area is needed. If you are aware of a vacant house where the yard is not being mowed, please contact the treasurer.
- Thank you to Hitesh for installing the outlets and lights that allowed us to have holiday lighting this year.

**Pets**

- Please keep your pets leashed when they are not on your own property—this is a Hamilton County ordinance
- When walking your pet around our subdivision please pick up after them and not leave a surprise

**Overpayments/Non-Payments**

- A small number of homeowners have either a credit on their account from a previous overpayment or an outstanding balance due on their account from nonpayment of 2011 dues. These homeowners will find a statement in their envelope along with their newsletter and invoice.
- If you receive a statement, please pay the amount indicated on the statement instead of the amount on the invoice.

**Neighborhood Garage Sales**

- WCHOA sponsors neighborhood-wide garage sales each year. We provide the advertising, you sell your unwanted stuff, while earning some cash and freeing up space in your home and garage.
- If you have feedback/suggestions on how we can encourage better participation in this event, please let us know!
- If you're interested in helping out as Garage Sale coordinator, let us know!

**Willow Creek Homeowner's Association — 2012 Early Spring Newsletter**

**Current WCHOA Board Members  
and Volunteers:**

**Hitesh Patel** — President  
President@wchoa.org

**Kevin Suhanic** — Vice President  
vicepresident@wchoa.org

**Amy Pappas** — Treasurer  
treasurer@wchoa.org

**Nancey Abbott** — Secretary  
secretary@wchoa.org

**Tamie Ellis**—Garage Sale Coordinator  
garagesale@wchoa.org

**Norma Barley** —New Homeowner  
Greeter  
greeter@wchoa.org

**Steve Thomas**—Webmaster

**Jennifer Nordin**—WeCAN Rep.



**Welcome New Homeowners**

- **Welcome to our new homeowners who chose in 2011 to make Willow Creek their home. If you are a neighbor to a new homeowner, be neighborly and introduce yourself.**

**Is Your Information Correct????**

- **Homeowner information is pulled from real estate transactions and public property tax records. If your information on either your invoice or mailing label is incorrect, PLEASE let me know so that I may update it! Thank you. Amy Pappas—Treasurer**

