

Castle Cove Newsletter

April, May & June 2013



Current 2013 Board Officers & Members

President

Marie Wright 7991 Springwater Cir 570-8954
mwright53@sbcglobal.net

Vice President

Lana Stevens (Jordan) 7921 Springwater Ct 288-0673
ljordan1@comcast.net

Secretary

Ruth Ann Stephenson 7949 Cove Trace 570-7717
ruthann@comcast.net

Treasurer

Tom Stephenson 7949 Cove Trace 570-7717
jts47@comcast.net

Additional Board Members & Committee Affiliations

(most Board members serve on multiple committees)

Patti Davis **Welcoming Committee**
7975 Springwater Dr W 598-1956
pjdavis5@comcast.net

Scott Gallagher **Architectural Improvement**
8050 Bay Brook Dr 281-703-0516
sjgallagher@mac.com

Rich Havlin **Compliance Committee**
7940 Springwater Ct 579-9470
richardhavlin@yahoo.com

Maury Lathrop **Tennis**
8121 Water Trace 915-7476
lathropc@sbcglobal.net

Tom Johnson **Nominating**
8009 Castle Lake Rd 577-9717
crystomj@att.net

Castle Cove Website: www.castle-cove.com

Available on our website:

Neighborhood map, Board Member List, Committees & Members, Covenants, By-laws, Architectural Improvement Application, Trash & Recycle Information, Pool Information, form to reserve the clubhouse, previous newsletters, minutes from Board Meetings, Crime Watch, etc.

Castle Cove Homeowners Association, Inc.

PO Box 50853
Indianapolis, IN 46250

Dates to Remember:

May 7 Tues Board Meeting 6 p.m. at Library

May 12 Sun Mother's Day

May 25 Sat Swimming Pool opens

May 27 Mon Memorial Day Holiday

Jun 7&8 Fri & Sat Neighborhood Garage Sale
8 am - 5 pm

June 14 Fri Flag Day

June 16 Sun Father's Day

June 21 Fri First Day of Summer

July 2 Tues Board Meeting 6 p.m. at Pool

July 4 Thurs Independence Day Holiday

Aug 6 Tues Ice Cream Social to celebrate National Night Out Against Crime

Sept 2 Mon Labor Day

Sept 3 Tues Board Meeting 6 p.m. at Library

Sept 22 Sun First Day of Autumn

IN THIS ISSUE

	<u>Page</u>
Real Estate Update	2
New Pool Access	3
Castle Cove Board meeting minutes 4/11/13	3-6
Castle Cove Board meeting minutes 5/7/13	6-9
Enjoy Your Neighborhood	9
Solicitors	10
Rules of the Road (apply in Castle Cove)	10
"Note" to CC Board of Directors	11
Compliance Committee	12
Dandelions	12
Crime Watch Article	13-14
Dog Control Information	14
Mailboxes & Yard Lights	14
"For Sale," "Wanted" & Classified Ads	15-16

EMERGENCY: 911



Non-emergency incidents: M-F, 7 am—7 pm: 327-6100

Other hours: 327-3811

Poison Control (Indiana): 800-222-1222

Mayor's Action Center & Animal Care & Control: 327- 4622

School Information

Mary Castle Elementary (kindergarten)
8510 E 82nd Street 423-8400

Crestview Elementary (or the Magnet Program allows children to apply for schools such as Mary Castle or other Charter Schools)
7600 E 71st Street 964-4200

Fall Creek Middle School
9701 E 63rd Street 964-6600

Lawrence North High School
7802 Hague Rd 964-7700

Website information at: www.itschools.org
or call 423-8400 to verify the school for an address.

Neighborhood Reminders:

Storm Drains: please obey the city ordinance to keep street gutters and drains clear of grass, leaves and debris for proper drainage. And remember, what goes in those drains ends up in our retention pond!



Mailboxes: Must be Size 2, painted Rust-O-Leum Leather Brown.



Yard Lights: working dusk-to-dawn yard light required for each residence.

Sidewalks: Homeowners are responsible for removing snow from sidewalks (city ordinance) and trimming bushes and trees so they don't obstruct sidewalks and streets.

Castle Cove Real Estate Update

Sales data from Metropolitan Indianapolis Board of Realtors .

- 4 homes **SOLD** so far in 2013
- The average sales price \$177,338.
- Average Days on the Market (DOM) 34

*Real Estate Information provided by
Ruth Ann Stephenson, Realtor, F.C. Tucker
Phone: 372-4779 or Email: ruthann@comcast.net*

Mortgage Interest Rates Remain Very Low
As of 5/15/13 (from Tucker Mortgage 849-5050)

Loan Program	Rate (%)	Points (%)
30 year fixed—Conventional	3.75%	0
15 year fixed	3.125%	0
30 year fixed —FHA	3.25%	0
30 year fixed —VA	3.25%	.0

Address	Bed rms	Baths Full-half	Base ment	Lvl	List Price	Sale Price
Homes Currently Listed FOR SALE						
8140Springwater Dr	3	2 1	N	1½	\$209,900	
7931 Cove Trace	4	2 1	N	2	\$190,000	
Homes with a sale PENDING (offer accepted, not closed yet):						
7913 Cove Trace	3	2 1	N	2	\$183,500	
Homes that SOLD (1/1/13– 5/15/13)						
7931 Cove Trace	4	2 1	N	2	\$190,000	\$187,000
8038 Clearwater Dr	4	2 1	N	2	\$175,000	\$175,000
8050 Clearwater Dr	3	2 0	N	1	\$174,900	\$174,900
7959 Springwater Dr	3	2 0	N	1	\$176,900	\$172,450

Newsletter Information

The newsletter will be published and sent by email 4-5 times per year. Timing will be so as to include the previous Board Meeting minutes. For those residents without email, a paper copy will be mailed. Residents' email addresses will not be shared with anyone and used only for newsletters, important Castle Cove announcements and Crime Watch information. The newsletter is emailed in a manner so as not to disclose email addresses.

Articles, ads and other information for newsletter inclusion may be mailed or emailed to me. Opinions, comments and letters submitted to the Editor are welcome. All letters must be concise and signed with name, address and telephone number and are subject to review and editing by the Board prior to publishing.

	<u>Resident</u>	<u>Non-Resident</u>
Small Ad (business card size)	free	\$5/issue
1/4 Page Ad (maximum size)	5.00/issue	\$15/issue
Coupon Space	free	\$5/issue
For Sale Space (about 5-6 lines)	free	(residents only)

Please make advertisement checks payable to "Castle Cove Owners Association." **Free business card size ads will run until the end of the current year and must be "renewed" to run for the following year.**

To include something in the newsletter, please contact me by phone 570-7717 or email at ruthann@comcast.net. This is **your** newsletter!

Ruth Ann Stephenson

SWIMMING POOL Opens for Summer Season With new access system

The Castle Cove swimming pool will open **Saturday, May 25** for the 2013 swimming season using a **new access system**. Each resident family will have their own code to enter on the gate keypad at the North side of the pool. This gate will allow residents access to the pool through the freshly painted and updated restrooms. The gate in the fence will remain locked. To obtain your family's access code, please contact Tom Stephenson at 570-7717. If you already have a code for the tennis courts, the same code will access the pool lock. As a reminder, **your code is for your family members only!** The lock keeps track of who enters the pool. **Residents who have not paid their annual dues will not have access to the pool or tennis courts.**



The key lock looks like this. Residents who have paid their dues will receive a 4-digit code to enter. Just enter the numbers, no star or pound sign after the number is required. Please be sure the gate closes behind you. Since the lock keeps track of who uses it, you are responsible for anyone entering with you.

The pool will be open from 10 a.m.—8:30 p.m. with lifeguards on duty. Please abide by the posted pool rules.

This new code access system will provide restroom availability before and after pool hours for residents when using the tennis courts, playground or just enjoying the common area. The south restroom doors will be locked to prevent entry to the pool after pool hours.

The Board hopes this new system will help allow residents to access amenities in a more structured and appropriate fashion and allow restroom access outside of pool hours.

CASTLE COVE BOARD MEETING Thursday, April 11, 2013 at 6:00 p.m. Lawrence North High School, Room 102

ATTENDEES:

Board Members: Scott Gallagher, Rich Havlin, Tom Johnson, Lana Jordan, Maury Lathrop, Ruth Ann Stephenson, Tom Stephenson, Marie Wright. (Absent: Patti Davis)

Non-Board Members: None

Guest: Don McInnes, Castle cove Attorney from Tanner Law Group

MEETING NOTES: The meeting was called to order at 6:04 p.m.

Guest: Don McInnes updated the Board on the status of a case involving a resident 7-8 years delinquent in dues. This resident was given many opportunities to pay and/or make payment arrangements and has continued over the years to be delinquent. The resident never appeared in court when called. During pre-foreclosure, the resident verbally agreed to make payment arrangements but never signed the agreement or made any payments. The process was explained, questions were asked and answered and since the resident did not follow through with the payment plan, the Board made a motion to proceed with the foreclosure process. The motion passed unanimously. Every resident is required to pay association dues and it is the responsibility of the Board to hold residents accountable. A precedent will be set.

Don also updated the Board on the status of 3 other vacant properties. Additional questions were addressed to the attorney and the responses were appreciated by the Board. Some failures to follow covenants could be taken to small claims court.

Minutes: of the Jan 7, 2013 Board Meeting were unanimously approved.

Treasurer's Report: presented by Tom Stephenson

Bank Balances as of Mar. 31, 2012:

Checking:	\$21,941.17
Savings:	\$50,316.86
Reserve:	\$14,090.51
TOTAL:	\$86,348.54

2013 Dues: 86.19% received as of March 31 for a total of \$70,697.

Additional collectable dues is \$8683 for a total of \$79,380 or 96%

Adding the \$8,683 to the total in the bank would give us \$95,031.54.

\$95,031 - \$82,260 budgeted expenses = \$12,771 left over at year end.

Home closings:

One closed March 14th – 7931 Cove Trace

7960 Clearwater Ct was to close 4/3 but was postponed, date TBD

8050 Clearwater Dr is scheduled to close 4/18

7913 Cove Trace is expected to close the end of April (has been a rental)

The 2013 year-to-date report was briefly reviewed.

The Treasurer's report was unanimously approved as presented.

Committee Reports

Architectural (Rich Havlin for Sherry Havlin) – nothing at this time.

Common Grounds (Marie Wright) –

- Spring flowers have been planted in the entrance landscaping and mulch has been put down in the beds by Greenscapes who will also water and fertilize the flowers.
- Marie obtained estimates from Sunblest (Dave Fuss) to:
 - Perform weed control in the mulched areas (\$69.95 x 3 applications). Dave has taken care of this the last few years.
 - Dave also gave Marie a bid for \$635.65 to prepare the ground and re-seed the areas around the tennis courts that did not survive after the tennis courts were re-built.
 - A motion was made to have Sunblest perform these projects. Unanimously passed.
- This committee will have a meeting soon to discuss additional plans for the year within the budget. One project would be for landscaping the area between the gates to the parking lot to make it look more welcoming and also prevent vehicles from driving around the gates. Other ideas include a bench for the tennis courts and toddler bouncy equipment for the playground. Since some of these items overlap into revitalization, Lana will be invited to attend the meeting with this committee.
- The entrance lights need to be raised to better light up our Castle Cove entrance name. Maury will call an electrician to get an estimate. The estimate will include an outdoor electrical outlet installed at the same time at each entrance so holiday lights could be displayed. The electrician will also give us a quote to update and provide better lighting in the restrooms and correct the switches to those lights.

Compliance (Rich Havlin)

- Quite a number of letters will be going out to residents regarding compliance issues. Mailboxes needing paint, repair and/or replacement is one of the top issues.
- Rich called the Mayor's Action line to get the city to fill some of the potholes in the neighborhood. Anyone can call or notify them online.
- The Board was reminded that dog issues should be addressed to Animal Control which can also be reached through the Mayor's Action Center at **327- 4622**.

- Parking issues near Clearwater and Springwater stop sign have been a little better. It was a poor design to have a driveway located right at the intersection.

Crime Watch (Lana Jordan) Two new block captains are needed to cover Block 1 and Block 13.

Garage Sale (Karen Young) Dates for this year will be June 7th & 8th.

Newsletter (Ruth Ann Stephenson) – next issue planned for early May.

Nominating (Rich Havlin) – nothing at this time.

Pool (Tom Stephenson & Kyle Goodwin, Manager)

- Pates will open the pool the end of this month.
- The restrooms were de-winterized April 9.
- The pool will open for neighborhood use Saturday, May 25. A pool opening party will not be held at this time, but a pool party will be planned for later on.
- The new gate to the restroom area has been installed as well as the electronic lock. This lock is programmed the same as the tennis gate lock.
- The fence around the baby pool has been repaired as well as the post near the wall.
- Since school starts Aug 1, several options for keeping the pool open all day were discussed: 1) use college age guards, and/or 2) have non-guarded pool hours. Kyle has reported that he has 3 college age lifeguards who should be able to work in Aug. He will know soon how long they can work. Tom S. talked with the insurance agent and our rates would not increase if we had some non-guarded hours. **Appropriate rules for use of the pool during non-guarded times will need to be posted on the gate.** A waiver would not be necessary, but would provide an additional level of protection against liability.
- More lounge chairs are needed. Rich and Tom S. saw some commercial grade chairs at Lowe's for \$98 each. A motion was made and unanimously passed to obtain 4 of these chairs. Tom will get them.
- Tom S. got a quote from Bob's lock for \$539 to install keyed locks for the south side of the restrooms. Tom & Maury will check on getting locks and doing the work to save money.

Revitalization (Lana Jordan) - nothing to report at this time

Tennis (Maury Lathrop) –

- Nets are up, bicycle rack is in place.
- Tennis court has some surface pops. Maury will call Harris Barrier since we have a 2-year warranty with them.
- Ron Stout painted the inside of the shelter last year and we asked him to paint the outside, but it was too late in the season. It's time to get on his schedule to paint the outside of the shelter and inside of the pool house. Maury will call to schedule.

Website (Ruth Ann Stephenson) – Ruth Ann has emailed the 2013 updates to Ron Sans and he has placed them on the website. (The process is: Ruth Ann maintains the information and updates as needed and emails to Ron in a pdf format for him to place on our website.)

Welcome (Marie Wright) – all new residents have been welcomed.

OLD BUSINESS:

- Most old business items and projects from the Master Repair/Needs list were discussed under the previous committee topics. The list will be revised and distributed prior to the next meeting.
- Ruth Ann asked for any updates to the 2013 Committee list.
- Lana reported she has heard that the scope of the 82nd Street project has narrowed and may even be "on hold." She will keep us posted.
- Lana said the city would replace the "no parking here to corner" sign on Castle Lake Road and she will check on it.

NEW BUSINESS

It was brought up that since it is spring and more residents are using the common area amenities (playground, tennis courts, basketball, fishing, etc), what did the Board think about leaving the gates open to the parking lot. Discussion ensued about previous experience with young people possibly involved with drugs parking there after dark. The police advised us to close the gates. Some feel the parking lot was constructed for the residents to use and they should be able to use their parking lot. It has been awhile since unwanted activities have occurred. A motion was made to open the gates for a month (until the next Board Meeting) as a trial period and see how it works. The motion passed by a vote of 5-4.

2013 Board Meeting Dates: currently scheduled for the Library at 6 p.m. Board members liked using the LN high school classroom and would like Marie to check on its availability for our future meetings. She will let us know. Next meetings: **May 7, July 2, September 3**

The meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Residents are invited and encouraged to attend Board Meetings. Date, time and place is usually published in the newsletter and announced on neighborhood signs. Otherwise, please call a Board member for this information.

CASTLE COVE BOARD MEETING

Tuesday, May 7, 2013 at 6:00 p.m.
Lawrence North High School, Room 102

ATTENDEES:

Board Members: Patti Davis, Rich Havlin, Tom Johnson, Maury Lathrop, Tom Stephenson, Lana Stevens, Marie Wright. (Absent: Scott Gallagher, Ruth Ann Stephenson)

Non-Board Members: Brandon Decker, Mike & Carrie Barger, Ron Sans

MEETING NOTES: The meeting was called to order at 6:08 p.m.

Minutes: of the April 11, 2013 Board Meeting were unanimously approved.

Treasurer's Report: presented by Tom Stephenson

Bank Balances as of April 30, 2013:
 Checking: \$19,072.47
 Savings: \$50,323.04
 Reserve: \$14,091.00
 TOTAL: \$83,486.51

2013 Dues:

92.97% received as of April 30 for a total of \$76,261.50.
 6 delinquent accounts were sent to the attorney for collection
 4 vacant homes are uncollectable

Home closings:

7931 Cove Trace – 3/14
 8050 Clearwater Dr - 4/18
 7959 Springwater – 4/29
 8038 Clearwater Dr – 4/30

The 2013 year-to-date report was briefly reviewed.

The Treasurer's report was unanimously approved as presented.

Committee Reports

Architectural (Rich Havlin for Sherry Havlin) – nothing at this time.

Common Grounds (Marie Wright) –

- Spring flowers have been planted in the entrance landscaping and mulch has been put down in the beds by Greenscapes who will also water and fertilize the flowers.
- This committee had a joint meeting April 29th with the revitalization committee to discuss additional plans for the year within the budget. Many ideas were discussed at this meeting and will be prioritized at a later meeting and presented to the Board for inclusion on the Master Repair/needs list. Some of the ideas are:
 - Bouncy spring ride-on toy for playground
 - Landscape between the gates
 - Plant pine trees on the dam
 - Gazebo or pavilion type shelter over picnic tables & in pool area for shade
 - 2nd bench for tennis courts
 - Remove old bushes on west side of shelter & add new plantings (boxwoods?)
 - Install a privacy fence at north end of parking lot
 - Knock-out rose & 3 small boxwoods to be planted in vacant area near current steps, under \$50. (Ruth Ann and Betty Borelli will do)
- The Committee is holding off on decisions for additional spending until final bids for all current projects are in.

Compliance (Rich Havlin)

The Committee performed an annual neighborhood walk. It was a gorgeous day and residents were found working in their yards. There are a few yard complaints, but mailboxes seem to be the main concern. A sign will be put up to encourage residents to spruce up their mailboxes and be sure yard lights are working. Lana will send letters to homeowners who have compliance issues.

Crime Watch (Lana Stevens)

- Lana reported that Jim Lindgren moved and she will continue as coordinator for Crime Watch.
- Regarding the daytime break-in on Bayview Point, there is no more information since the case is still open.
- 2 blocks still need captains. Lana is temporarily covering these 2 blocks.
- Fortunately, it has been quiet in our neighborhood.
- Reminder, keep garage doors closed.

Garage Sale (Karen Young) Dates for this year will be June 7th & 8th.**Lake** (Tom Johnson)

- Tom Johnson will become the committee chair and Ron Sans will remain on the committee.
- Algae has been seen on the edges of the pond already this year. It was questioned whether the pond has been treated yet. Tom S. will give Tom J. the contact information so he can find out and let us know. We hire Aquatic Control to take care of the pond and pay an annual contract, not a per treatment charge.
- 6x6 post taken out of lake and removed.

Newsletter (Ruth Ann Stephenson) – next issue planned for May to include these minutes.**Nominating** (Rich Havlin) – nothing at this time.**Pool** (Tom Stephenson & Kyle Goodwin, Manager)

- The pool is open, but water is green and brown dirt on bottom. Kyle is working with Pates to see if it would be quicker and easier to drain, clean and refill or try chemicals first. Normally, a pool shouldn't have to be drained two years in a row. Perhaps Pates should do the cleaning since they might have better equipment.
- Kyle reports that the pool will be open Saturday, May 25 and all day through the 2nd week of Aug with college lifeguards. He is checking to see if some guards will be available to cover the rest of Aug. Non-guarded pool hours were again discussed. Tom S. learned from our agent that this would not increase our insurance rates.
- The new lock access system will be ready to use this year. Residents (who have paid their dues) will use the same code as for tennis gate. Access to the pool will be through the restrooms which will be freshly painted an antique white and have new lighting. The lock records whose number is entered, so we can track this information and the need for sign-in sheets will be eliminated. This system will also allow residents use of the restrooms outside of pool hours (perhaps when using the tennis courts or playground). New fluorescent lighting will be added with 3-way switches, one inside each restroom entry door. Currently only 1 switch operates both restroom lights and it is located in the men's restroom. At the same time, the electrician will raise the spot lights at both entrances so they shine on the "Castle Cove" letters. Electric

boxes will also be installed. The current quote from the electrician is \$2,000. A great deal of discussion followed about lighting, cost, type of lights, size of lights, and location of lights. More discussion ensued regarding fluorescent vs. standard vs. LED, etc. Maury will check further with the electrician.

- Discussed not having pool opening party Memorial Day weekend, but perhaps a pool party a week or 2 later. Marie offered to organize with help. Saturday, June 15 was determined to be the best date.
- Maury removed the old deadbolts from restroom doors, installed new toilet seats and door sweeps. He would like to get something to hang on the restroom walls for extra toilet paper rolls in the stalls since our supply cabinets will be locked. There was discussion about soap dispensers and trash cans -- we have sufficient. We need signs denoting "men's" and "women's" for the north gated side of restrooms. Moving the glass-front sign cabinet to north side of restrooms was discussed and also whether we need a sign that says, "Swim at your own risk." Decided to leave as is for now. Maury will get "men's" and "women's" signs.

Revitalization (Lana Stevens) - nothing to report at this time, except included in meeting with Common Grounds Committee. Path between tennis and pool is major project. Lana commented we should be working on new projects rather than tearing out existing things (shrubbery at the shelter) which are in satisfactory condition. Marie asked Board members and anyone to please water the flowers when up by pool.

Tennis (Maury Lathrop) – Plan to purchase an additional bench or benches.

Website (Ruth Ann Stephenson) – the 2013 updates are on the website. As changes occur, updates will be made.

Welcome (Marie Wright) – all 3 new residents are being welcomed, with another moving in May 11th.

OLD BUSINESS:

- Master Repair/Needs list projects.
Path (from sidewalk between pool and tennis courts to playground). This project includes making a ramp where the current steps are to facilitate travel for strollers, wheelchairs, etc. Tom S. contacted 4 concrete/asphalt companies and received written bids from ACI (\$7520) and Young & Sons (\$7590) for the project. The bids were just \$70 apart and were similar with only ACI including a handrail. Discussion as to the necessity of such ensued. Waiting until after the project is finished to determine what kind and if a handrail will be installed was the final thought. A motion was made to use Young & Sons, the motion passed and Tom will contact them to schedule the work.
- 82nd Street Project: Lana is in contact with Ginny Cain as is resident Mike Barger. Mike has posed many questions to her. Since DPW's latest update stated there will be public hearings this summer, Ginny suggested that we might not want to schedule a multi-neighborhood meeting with DPW since we were so disappointed with their Open House. The Board members and residents attending feel the hearings will be too late to air ongoing concerns. Lana was asked to contact Ginny to schedule a meeting. Current information: project has been revamped and planning is incomplete; there is funding to do the widening and sidewalk only between Hague and Sargent at this time. Concern was expressed about how traffic will bottleneck at Sargent, funneling 4 lanes into 2. The increase in traffic lanes will increase the dangers we face exiting Castle Cove and will increase traffic noise. Will the right turn lane remain? A center left turn lane is in the plans. There is concern regarding the increase in foot traffic and the close proximity of the sidewalk to our wall (possibly just 2 feet away). Tom Johnson stated that an employee (he knows) who works for a local engineer said that a traffic count of 19,000 vehicles travel that section of 82nd St. daily. He also mentioned the center left turn lanes, with two lanes on either side, on 96th Street seem to work fine. This is similar to the plan for 82nd.
- CLOSED SESSION: Based on an email Tom S received from Tanner Law Group, the Board voted unanimously to notify the delinquent resident via publication regarding the lien foreclosure. The cost will be \$132 to do so in the Indy Star. It was agreed that we have no other choice and that none of us feels good about the whole process. Per the email, Tanner was unable to "serve them both."

NEW BUSINESS

- Brandon Decker, brought up the question of what would it take to change the mailbox color. He feels the mailboxes are dated, did not blend with current house colors, and perhaps a mailbox that didn't have to be painted would be easier for residents to keep maintained and look much nicer. It was explained to him what an arduous process changing covenants is, needing a 2/3 vote from all residents. Lana stated that we need to pick our battles and there are other things within the covenants that are outdated. Tom S said that maybe, at some point in the future, several covenant changes could be proposed and mailboxes could be included.
- Patti mentioned that the sale of 7960 Clearwater Court (owner Teresa Johnson, deceased) fell through; it is now bank owned.

- Richard said that he contacted Marie and they determined he would mow the yard at long-vacant 8131 Baybrook; neighbors thanked him. This seems to be the only vacant CC property not being routinely mowed. Discussion about how an abandoned look negatively impacts Castle Cove. The Board voted, with no objections, that the HOA would continue to pay Richard to mow it after Tom S tries to find out who currently has ownership in case that entity/person would take responsibility. The City will mow when growth reaches 12 inches; the City mowed the back yard once in the past. Several agreed that, since Castle Cove is in much better financial shape than many other Indy neighborhoods having multiple properties needing such care, we would not ask the City to mow. Additionally, allowing the grass to reach 12 inches is unacceptable. The vacant property at 8211 Lake Point Court (by the pool) is being mowed by the company now holding it. The property at 7962 Springwater Drive is being mowed, by whom was not known.

2013 Board Meeting Dates: currently scheduled for 6 p.m.

Next meetings: **July 2** at the pool, **September 3** (location TBD)

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Ruth Ann Stephenson
Secretary

What a great place to live and play!

Spring and summer is a wonderful time to get outside, meet more neighbors and residents and have a good time enjoying Castle Cove amenities. Have you tried your hand at tennis or pickle ball? The new tennis courts are used quite often for both games which not only are fun, but are great exercise. If you are interested in learning how to play "pickle ball," please give Maury Lathrop a call at 915-7476, and he'll be glad to introduce you to the game!

The pool will soon be open and ready for you to jump in, cool off and swim some laps or just relax in a lounge chair and enjoy the fabulous view of Castle Cove's pond. It really feels like you are at a resort or on vacation when you enjoy the view from the pool and common area.

The playground is great for the kids while you are taking pleasure in a sport, resting on a bench or at a picnic table. The shelter house is available to residents (for a \$50 refundable fee) to reserve for parties and get-togethers. Please call Marie Wright at 570-8954 to reserve it. Access to the tennis courts, restrooms and pool is by using an individual code assigned to each family. If you have not yet asked for your code, please call Tom Stephenson at 627-5281 or email him at jts47@comcast.net.

Even a nice walk or bicycle ride through the neighborhood is rewarding. Oh, and why not try a little fishing – "catch and release" in the pond from the common area. So, get outside and have a good time enjoying your neighborhood.



KNOCK - KNOCK, DING-DONG, KNOCK - KNOCK, BING-BONG

**Are you tired of solicitors and door-to-door sales people knocking on your door?
Do you question their right to knock on your door?
Are you concerned they are legitimate?
What if they are burglars or someone casing your home for a future robbery?**



While we've learned that controlling soliciting is difficult to enforce due to the courts being so focused on the First Amendment, a Deputy city Prosecutor encourages residents to post a sign on their doors (*similar to the ones below*). A number of Castle Cove residents with such a sign on their door have indicated the number of solicitors they receive is fewer than at homes not displaying a sign. Lana Stevens, Castle Cove Crime Watch Coordinator, is again working with the Prosecutor's Office in efforts for a solution to the problem. The sign on the left may be obtained through your Crime Watch Block Captain. The sign on the right will soon be printed and available.



There is also a 2"x8" **No Soliciting** sign that can be purchased at Menard's for \$1.00. It is a stainless steel looking flexible material with a very strong stick-on backing. You can check them out at the store or see one in use at Stephenson's, 7949 Cove Trace (by the doorbell).



Please remember, Rules of the Road

apply in Castle Cove as well as outside the neighborhood. These rules and signs are designed and posted for your safety and the safety of others.



- Keep within the speed limit
- Obey all STOP signs
- Respect the NO PARKING (here to corner) signs



When it is necessary to park on the street, keep in mind:

- In **Castle Cove** street parking is limited to 48 consecutive hours
- If you park on a curve, driver's vision of oncoming traffic may be at risk
- Parking within 30 feet of a stop sign, fire hydrant or intersection is prohibited by city ordinance.



LETTER TO THE CASTLE COVE BOARD OF DIRECTORS

Castle Cove is your neighborhood — each resident owns their home and the lot it is situated on. The common area belongs jointly to everyone who lives here (and pays their dues). The common area includes the pond, pool, tennis courts, playground and shelter house and all the land it is situated on. When a homeowner moves into our neighborhood, he/she is told that this is a neighborhood governed by covenants and they agree in writing at closing to abide by them. The covenants were established to keep the neighborhood maintained and running smoothly so it will continue to be a desirable place to live. The Board of Directors are elected by the neighborhood residents to represent them to make decisions that will benefit the neighborhood. The members of the Board of Directors are resident “volunteers”—they are not paid or reimbursed in any way for the work they perform for the neighborhood. The members of the Board work very hard to uphold the covenants to the best of their ability in a fair and courteous manner.

Residents are welcome to attend Board meetings or contact any Board member at any time to make suggestions, ask questions or express their opinions. Sometimes a resident does not fully understand all the implications that go along with a situation and a Board member is able to explain.

This note was recently found attached to one of the A-Frame signs used to alert residents to neighborhood functions, activities and be a reminder when to pay the association dues. The Board would have welcomed the writer to speak at a Board meeting or contact one of them to address the issues mentioned.

TRY USING SOME
OF THE COMMON
SENSE YOU EXPECT
US TO USE IN KEEPING
THIS A DESIRABLE PLACE!

This sign is
TRAILOR PARKISH.

YOU ARE PATHETIC!!
PS, WHY CAN YOU NOT
KEEP OUT SOLICITORS? →

- The signs were expensive and are easy to change since used for numerous events. They are certainly a big improvement over the rusty, bent signs we previously used.
- The Board would love to keep solicitors out of the neighborhood and works hard to do so. Additional suggestions are welcome. Unfortunately, the Board does not have control over solicitors. “No Soliciting” signs are posted at the entrances and our neighborhood Crime Watch has distributed individual “no soliciting” signs to residents to post in a window or on your front door. Crime Watch has reported many solicitors to the police or called the soliciting company to request they no longer solicit in our neighborhood. Residents are asked to do their part and also report solicitors who fail to leave their property when asked. However, Boy Scouts, Girl Scouts and religious organizations are exempt and may solicit.
- The note also listed some addresses for the Board to “take care of.” The Board and Compliance Committee do what they legally can to enforce the covenants. Most homeowners want to keep their home values up and are very agreeable when notified about a condition that needs to be resolved. Unfortunately, there are a few homes in the foreclosure process which the Board has no control over. Other non-compliant residents could possibly face legal ramifications.

Reading the newsletter and checking the neighborhood website (www.castle-cove.com) is one of the best ways to stay in touch with what is going on in your neighborhood.

It seems like there are some situations where residents feel the Board members are the neighborhood police. That is not the case... streets, signs and drains are City matters, dogs on the loose or barking are Animal Control issues, cars speeding or going through stop signs, trespassing and suspicious or criminal incidents are police concerns and the police should be called. Our Crime Watch captains also like to be made aware of such incidents.

Again, residents are invited and encouraged to attend a Board meeting or contact a Board member to share their comments and suggestions regarding the neighborhood.

Compliance Committee

Wednesday May 1st, we, as a committee did our Spring Walk-Thru. How fortunate that we chose a beautiful day as we were lucky to meet some Castle Cove residents whom we did not know. Folks were working in their yards and garages and enjoying a real spring day.

All residents are encouraged to review the Covenants and Standards found on our website at www.castle-cove.com for clarification of what care and maintenance is desired for each Castle Cove residence.

While on our walk, we were asked by several residents what could be done or is being done about the several unsightly, long-time vacant homes in Castle Cove. Rest assured that this committee and the entire HOA Board are just as concerned as any resident. The association's attorney spoke to the Board about the situation with each of these homes. These homes are tied up in the foreclosure process which can take several years and our HOA is extremely limited in what it can do. For those homes that the bank is holding, the lawn is being mowed. For others, nothing is being done. Lawn mowing and general yard clean up is appreciated by any homeowner living close to a vacant home.

This committee has also been contacted by residents concerned about several other (non-vacant) properties which are not being cared for according to Castle Cove standards. As has been done in the past, this committee will be contacting those homeowners requesting correction of the unsatisfactory conditions. Everyone benefits when Castle Cove properties are well-maintained; likewise, we all suffer when properties are not.

A resident also mentioned the areas caving in around some of the storm drains along the curbs. It appears that DPW has marked some of them but there is at least one other with no markings. The committee will follow up with the city. Anytime you see something like this or a pothole needing repair, you are encouraged to call The Mayor's Action Line at 327-4622 or report it online at www.indy.gov/mac.

A "thank you" goes out to walkers who routinely pick up and dispose of litter found along the streets, sidewalks and common area.

While upkeep of most homes and yards more than adequately lives up to Castle Cove standards, here are a few reminders:

- **Mailboxes** and posts need to be painted Rust-o-leum Leather Brown. Sometimes replacement is needed (see article on page 14)
- **Yard lights** are to be on at dusk (and off at dawn). Please note that solar powered lights do not always provide ample lighting.
- Disintegrating **driveways** need to be repaired (before they get worse) or even replaced.
- **Homes and sheds** require routine painting, occasional board repair or replacement to avoid more expensive repairs later on.
- City ordinance and Castle Cove standards state that **trash** should not be placed curbside for pickup prior to Sunday evening. Trash cans should be brought in no later than Monday evening and should be kept in a location not visible from the street.



This Committee will be in touch by email, phone or letter with those residents who have compliance issues to address.

Who loves Castle Cove? We ALL do! ☺

Compliance Committee,

Richard Havlin, Chair
Tom Johnson
Lana Stevens (Jordan)



Spring means dandelions and there sure are plenty in Castle Cove. Many homeowners have gorgeous green yards and the goal would be for everyone's yard to look that way. Dandelion seeds quickly spread to adjacent yards and become a pesky weed. In trying to eliminate dandelions, it is good to know that even environmentally friendly lawn care products exist to rid your yard of this nuisance weed. Please do your part to help control weeds on your property.

Castle Cove Crime Watch



Indianapolis CrimeWatch

Good Neighbors Make Great Neighborhoods

Our active **Crime Watch** program works in conjunction with the Indianapolis Metropolitan Police Dept. to provide our residents with information on crime prevention as well as report any criminal or suspicious activity. Our neighborhood has been divided into 16 blocks with captains whose main function is communication of information between residents and block captains and vice versa. It also hosts an ice cream social each year as part of the National Night Out Against Crime Program. Residents are encouraged to become better acquainted to feel more comfortable looking out for each other.

NOTICE OF CHANGE: Non-emergency calls to IMPD North District Monday - Friday from 7 a.m. - 7 p.m. should go to 327-6100. If no one answers, leave a message. After those hours and on weekends, call 327-3811. IMPD continues to encourage homeowners to notify them (via the non-emergency numbers) when their homes will be unattended/vacant. They do make an effort to do extra patrolling. In an emergency, or if the presence of an officer is necessary, please do call **911**.

While we're sad to say "good-bye" to **Jim Lindgren** and family, we wish them the best as he and Brenda start life as quasi-empty nesters in a smaller home. Jim was exemplary serving as captain for Block 11 and co-coordinator of Crime Watch in Castle Cove. He was always very helpful and generously participated at Crime Watch and Castle Cove events.

We are fortunate to be able to welcome **Betty Danner** as captain for Block 1. We know she will enjoy becoming a part of the Crime Watch Program and we look forward to working with her.

We continue to be complimented and thanked by IMPD and the prosecutor's office for a very active Crime Watch Program here in Castle Cove. This level of awareness and involvement would not be possible if it were not for the block captains who are so dedicated to keeping their residents informed and alert. Our residents who report things that just don't "look right" are to be commended as well.

While we'd like to think our neighborhood is safe, we are vulnerable just as any neighborhood in the Indy area is. As so many of us are working outdoors doing spring sprucing up and lawn work, be reminded that open garage doors can be an invitation to those who might be tempted to help themselves to your belongings.

With the wonderful spring weather we're already seeing an increase in **solicitors**. The following information has been shared before but I'm being asked about the subject again. While a deputy city prosecutor told me last year that their office is more than willing to assist us with this problem, defenders of solicitors are usually successful in arguing on behalf of the first amendment. So, we are relegated to continue what we have been doing and encourage you to:

1. Post a "No Soliciting" sign on your front door. See article and sign samples on page 10.
2. When solicitors do come to your home, explain Castle Cove's policy and urge them to leave the neighborhood. If you do have a "No soliciting" sign posted at your home, explain that they are now trespassing and you will be calling the police, then do so and let your captain know.
3. Getting contact information from solicitors (their flyer or card) enables us to communicate with the companies they represent. Often these companies do honor our policy and discontinue soliciting in Castle Cove. Either you or I can make those calls

There is also an increase in handbills. This, too, is a difficult practice to control. Placing advertising in mailboxes is against the law. Should you receive such, either you or I can contact that advertiser asking that it discontinue, explaining that, if it happens again, it can be reported to the Postmaster. The advertiser in turn can be billed postage for the number of circulars placed in mailboxes based upon the number of homes in Castle Cove (217).

About the daytime break-in several weeks ago on Bayview Point: since it is still under investigation, no information is being shared by IMPD at this time.

The North District Community Relations Unit will have a Satellite Office in the new Broad Ripple multi-use parking garage for use by officers, those assigned to Community Relations and other IMPD staff involved with Crime Watch.

In spite of what we're hearing on the news and reading in the newspaper, overall crime in the North District is down from last year.

IF YOU SEE SOMETHING SUSPICIOUS, CALL 911.

If an incident occurs, call your block captain after calling 911.

For a list of Crime Watch Block Captains, their contact information and a map of our Crime Watch Blocks, please visit our website at www.castle-cove.com.

Crime Statistics for Marion County can be found in two places:

1. **CrimeView Law Enforcement Map Viewer** Website. Copy this link into your browser: <http://imaps.indygov.org/CVC/> Follow the directions. Using a range of 1/2 mile from 7900 Castle Lake Rd will include our entire neighborhood.
2. The **Indianapolis Star's Marion Co. website map** of current 911 calls, type "Indy911calls.com" into your computer's browser. You can also get a report of accident & fire runs for the past month.

Be safe, be vigilant and be happy it's spring!

Lana Stevens (Jordan) [288-0673, ljordan1@comcast.net]
Crime Watch Coordinator

What message is your DOG giving?



Many residents in Castle Cove have beloved 4-legged family members. There are others who do not own a dog, but love these animals as well. There are also adults and children who are very frightened of dogs. This Spring several Castle Cove walkers, runners and bikers have again been accosted and/or intimidated by residents' dogs. This raises safety concerns for us all. Dog owners are, according to City Ordinance, required to maintain control of their pets even while they are confined to their own yards. Unfortunately, Animal Care and Control has recently received reports from our neighborhood about nuisance dogs. When multiple incidents are reported about a particular animal, Animal Control can remove the dog from the residence. Don't let this happen to you.

Please be aware of what your dog is doing when outside or on a walk. Does the dog bark and growl, which may scare someone? Does your dog run along the fence or dart toward the sidewalk when someone walks by? You may feel your dog is harmless, but a stranger may be very concerned or afraid.....



The compliance committee has designated May as spruce up your mailbox and check your yard light month.



As set forth in the Castle Cove Covenants, residents are to have a Size 2 mailbox painted Rust-O-Leum Leather brown maintained in good condition. Perhaps your mailbox just needs a coat of paint. If it does need to be replaced, it can be purchased at Menards, Ace Hardware or Sullivan's. According to the postmaster, mailboxes are to be installed with the bottom of the box at a vertical height of 3 ½ - 4 feet from the road surface and 6-8" from the front face of the curb to the mailbox door.



Also required by our covenants is a working "dusk-to-dawn" front yard light. Is your light coming on at night? Having your home and the neighborhood well lit helps prevent crime.

Please do your part to ensure your mailbox and yard light not only look good, but are in good working order.

FOR SALE:

*A great way to sell items....and it's FREE!
Provide editor with item, price & contact number.*

List your items for sale here! It's free and it works!

Motorcycle Lift/Stand \$50.00
Park or store your motorcycle on this hydraulic lift with swivel casters allowing you to move it while on the stand. Keeps the motorcycle in an upright position rather than leaning on a kickstand.
Call: Tom Stephenson 570-7717

HP Elite Wireless Keyboard like new \$10

New Engine Air Filters (#3916) 3 for \$15
for 1997-2005 Cavaliers/and many other GM Cars

Brother HL-2140 black laser printer \$20
Like new, still using the original ink cartridge. Cable and instructions included.

Call Ken Massey 849-7099

Classified Ads



Simon Confer
Castle Cove Resident
12 years old



Certified Safe Sitter, \$3/hour
Older brother of a 3 year old
Dog Walker/Pet Sitter \$5/day
Grass Cutter/Leaf Raker \$15/yard



Call Linda Confer (Simon's Mom) at 317-258-9081 to schedule.

Hans H. Confer
Agent

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Bus: 317.876.3821 • Fax: 866.434.9858 • Voice:317.876.5198
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Castle Cove Garage Sale
June 7-8
8:00 am—5:00 pm



WANTED

List items or services wanted — it's FREE

CHILD CARE
Looking for occasional weekday child care for 1 year old. Might work well for a stay-at-home mom or college student.
Please contact Lisa Theobald at lisaklugo@yahoo.com or call 727-5339

GUITAR LESSONS

BEGINNER LEVEL
~ acoustic or electric ~
Rock, Pop, Metal, etc.

Taught by Castle Cove teenager
Nathan Fazekas 570-9099

\$10 per half hour at our Castle Cove home
\$15 per half hour at your Castle Cove home

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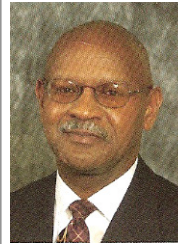


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