

# Castle Cove Newsletter

January/February/March 2011



## Current 2011 Board Officers & Members

### **President**

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

### **Vice President**

### **Crime Watch Coordinator**

Jay Bobian 7935 Bayview Point 918-4035  
jbobian@talktotucker.com

### **Secretary/Treasurer**

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

## Additional Board Members & Committee Affiliations

Frank Borelli **Architectural Improvement Cmte,  
Revitalization Committee**  
8080 Baybrook Dr 842-7018  
fborelli@comcast.net

Jessica Gallagher **Revitalization Committee**  
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  
lathrop@sbcglobal.net

Ron Sans **Lake Committee**  
8101 Castle Lake Rd 841-0847  
ron.sans@sbcglobal.net

Tim Scofield **Pool Committee**  
8149 Castle Cove Rd 577-8469  
timscofield@comcast.net

For a complete list of Committees, members and the chair person, please see the list on page \_\_\_\_ or go to our neighborhood website (link below).

### **Castle Cove Website: [www.castle-cove.com](http://www.castle-cove.com)**

Available online: Map, Board Member List, Committees & Members, Covenants, By-laws, Architectural Improvement Application, Trash & Recycle Information, Pool Information, form to reserve the clubhouse, etc.

### **Castle Cove Homeowners Association, Inc.**

PO Box 50853  
Indianapolis, IN 46250

## Dates to Remember:

Feb 21 Mon Presidents' Day

**Mar 1 Tues Association Dues are due!**

Mar 13 Sun Daylight Savings Time Begins  
(set your clocks forward 1 hour)

Mar 17 Thur St. Patrick's Day

Mar 20 Sun First Day of spring

**Mar 21 Mon Board Meeting**, 6 p.m., Library on Hague Rd.

**Apr 4 Mon Crime Watch Captain Meeting**, 6:30 pm  
Library on Hague Rd

Apr 15 Fri Indiana Income Taxes Due

Apr 18 Mon Federal Income Taxes Due

May 8 Sun Mother's Day

May 28 Sat Pool Opens for the season

May 30 Mon Memorial Day (observed)

## Note from the President

*Hello Castle Cove Neighbors,*

*What a winter we have had. Hope everyone stayed warm and safe. We certainly had our challenges with keeping our neighborhood streets cleared and feel Ski Landscaping did a great job for us. Did you see the new V-plow that was able to divert some of the snow from the ends of our driveways? That was definitely appreciated.*

*Remember to get your dues paid by March 1.*

*With the weather warming up, I'm looking forward to seeing many of you as I walk the neighborhood. Here's to a great spring and summer.*

*Marie Wright, President*

**EMERGENCY: 911**



Non-emergency incidents: 327-3811

Poison Control (Indiana): 800-222-1222

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

Castle Cove CRIME WATCH : Jay Bobian, 918-4035

## 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](http://www.itschools.org)**  
**or call 423-8400 to verify the school for an address.**

## Neighborhood Reminders:



**Storm Drains:** keep street gutters and drains clear of grass, leaves and debris for proper drainage.

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

**Yard Lights:** working dusk-to-dawn yard light required.

**Sidewalks:** Homeowners responsible for removing snow from sidewalks and trimming bushes and trees so they don't obstruct sidewalks and streets.

## Newsletter Editor

**Ruth Ann Stephenson 570-7717**  
7949 Cove Trace Email: [ruthann@comcast.net](mailto:ruthann@comcast.net)

The newsletter will be published and sent by email about 5-6 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 (like Annual Meeting) 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.

	<b>Castle Cove Resident</b>	<b>Non-Resident</b>
<b>Small Ad</b> (business card size)	free	\$5/issue
<b>1/4 Page Ad</b> (maximum size)	\$5.00/issue	\$15/issue
<b>Coupon Space</b>	free	\$5/issue
<b>For Sale Space</b> (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.**

If you have any suggestions or ideas to be included, please contact me by phone 570-7717 or email at [ruthann@comcast.net](mailto:ruthann@comcast.net). This is **your** newsletter!

*Ruth Ann Stephenson*

## Castle Cove Real Estate Update

Information from the Metropolitan Indianapolis Board of Realtors .

- 7 homes **SOLD** in 2010
- The average sales price was **\$178,857**
- Average Days on the Market (DOM) was **52**

*Real Estate Information as of 2/17/2011 provided by Ruth Ann Stephenson, Realtor, F.C. Tucker*  
*Phone: 570-7717 or Email: [Ruthann@comcast.net](mailto:Ruthann@comcast.net)*

Address	Bed rms	Baths Full-half	Base ment	Lvl	List Price	Sale Price
<b>Homes Currently Listed FOR SALE</b>						
8029 Castle Lake Rd	3	2	1	N	1	\$185,900
7918 Cove Trace	3	2	1	N	2	\$182,900
7913 Cove Trace	3	2	1	N	2	\$179,999
7962 Springwater Dr	3	2	0	N	1	\$174,900
7910 Springwater Ct	3	2	0	N	1	\$174,900
8061 Bay Brook	4	2	1	N	Tri	\$129,900
<b>Homes with a sale PENDING</b> (offer accepted, not closed yet):						
0						
<b>Homes that SOLD (1/1/10– 12/31/10)</b>						
8036 Castle Lake Rd	4	2	1	Y	2	\$212,000 \$208,000
8031 Springwater Cir	4	2	1	N	2	\$199,000 \$197,000
8118 Clearwater Dr	3	2	0	N	1	\$195,000 \$187,500
8110 Bay Brook Dr	4	2	1	N	Tri	\$192,000 \$186,500
8102 Castle Lake Rd	3	2	0	N	1	\$164,900 \$161,000
8109 Castle Cove Rd	3	2	0	N	1	\$170,900 \$160,000
8150 Bay Brook Dr	3	2	0	N	1	\$157,500 \$152,000

## Mortgage Interest Rates Are Still Low!

<b>Mortgage Interest Rates</b> As of 2/17/10 from Tucker Mortgage 849-5050		
Loan Program	Rate (%)	Points (%)
30 year fixed—Conventional	5.125%	0
15 year fixed	4.375%	0
3/1 ARM	3.125%	.75
5/1 ARM	3.375%	.5
30 year fixed —FHA	5.00%	0
30 year fixed —VA	5.00%	.0

## Castle Cove Homeowner Association Board Meeting

October 19, 2010, home of Lana Jordan, 7921 Springwater Court, 6:30pm

### Attendees:

**Board Members:** Marie Wright, Jay Bobian, Audrey Neucks, Tom Stephenson, Jessica Gallagher, Lana Jordan, Frank Borelli, Ron Sans, and Tim Scofield

**Residents:** Ruth Ann Stephenson, Larry Jordan

Minutes from 9/17/2010 board meeting were approved with some grammatical changes and the total of accounts was summed incorrectly. The total of accounts is \$88,761.44.

### Treasurer Report approved – Tom Stephenson

Checking balance	\$ 1,797.45
Savings	\$ 34,711.83
Reserve	\$ 47,173.86
Total	\$ 83,683.14

Tom is looking into someone to do payroll, taxes, and workers' compensation for the pool employees. A resident has recommended someone for this job, and he charges \$10 per employee per paycheck. We have 8 payday's over the summer pool season. He charges \$1.25 per employee for the W2 in January. We estimate the cost to be \$500 annually. This person would take care of this quarter's taxes and give a sample of payroll information. Meanwhile, Tim Scofield will talk to another resident about his services for small businesses.

### Committee Reports

#### **Architectural Improvement** – Frank Borelli

The committee has approved a new wood deck to be added to the rear of 8008 Bay Cove

#### **Common Grounds** – Marie Wright

Flowers have been cut back for the winter.

Marie Wright will get three bids for repairing, sealing, and striping the pool parking lot.

Ruth Ann is getting a bid from Allisonville Nursery for landscaping the entrances and will also get at least two other bids.

#### **Compliance Committee** – Lana Jordan

Several trailers need to be moved from driveways. Noticeable trash has been removed from yards.

#### **Crime Watch** – Jay Bobian

Tracy Hutchins, Division Investigator with Animal Care and Control gave a presentation at the last Crime Watch meeting and then answered questions from residents in attendance. Tracy clarified municipal codes regarding the "care and control" of dogs and explained what recourse others have in regard to "nuisance" or potentially dangerous dogs.

A board member mentioned that he has on several occasions asked people who appear to be selling drugs to leave the pool parking lot. At IMPD's suggestion, Jay Bobian encouraged homeowners to call the non-emergency number if they witness this activity rather than to subject themselves personally to potential danger.

#### **Garage Sale** – No report

#### **Lake** – Ron Sans

No news to report

#### **Newsletter** – Ruth Ann Stephenson

Newsletter was just sent. Next one will be sent mid-November after the annual meeting. The newsletter is also on the website.

#### **Nominating** – Jay Bobian

The committee has been successful in finding six candidates for the next board election.

**Pool** – Tim Scofield

Furniture has been moved inside the shelter house. Most of the furniture is stored in the southeast corner of the shelter with the exception of the tables kept in the northwest corner to keep them cleaner over the winter.

**Tennis**– Larry Jordan

The committee recommends that pickle ball lines be included in all future lining and re-lining of the courts.

Next year the committee would like to add some pickle ball players to the committee. The three existing committee members would remain on the committee and they would like to add two pickle ball players.

**Web Site** – Ruth Ann Stephenson

Ron Sans has been adding more information to the website to be a source of neighborhood information for residents. Board members were asked to visit our website at [www.castle-cove.com](http://www.castle-cove.com) to see all the improvements recently made. An easy to use column of selections has been added to the left margin and newly included are: trash & recycle information, Crime Watch information, Crime Watch Block Captain list and map and newsletters for 2010. More information will continually be updated and added.

**Welcome** – Marie Wright

Nothing new to report.

Old Business

**Tiplick Project** – October 25 Tom Stephenson will represent the board at the attorney's office and collect a check for \$2,000 for reimbursement of attorney fees.

**Entrances (Survey)** – Staked surveys of the two entrances were completed to identify owners of landscaping and determine boundaries of common area with property owners. The survey was reviewed by the board.

On the Castle Lake Road entrance, the association has a maintenance easement for landscaping within the triangle of the stakes. On Springwater, there is a 15 foot easement for the wall. All Castle Cove entrance landscaping is within the easement.

The survey cost \$600. Other proposals were \$950 and \$1200.

The Common Ground committee will now continue with their landscaping improvements.

**Pool Access**

Nothing new to report

**Gutter on Club House**

No response for bids so far. Lana Jordan will call other companies.

**Video Surveillance System**

More research will be done in the spring on replacing the current surveillance system as not enough information was available at this time.

New Business

**Revitalization Committee presentation**, review for Board approval to present at Annual Meeting - Larry Jordan, Frank Borelli

At the annual meeting, the committee will present their activity for the year by presenting all the ideas submitted, contractors consulted, cost proposals, and discussion of the tennis courts. The Board reviewed the survey to be submitted to the general membership to gather opinions on the replacement of the tennis courts. It will also ask for comments.

This survey will be sent to all residents prior to the annual meeting to increase awareness of the meeting and the agenda. Audrey Neucks will provide the wording for the email.

**Preparation required for Annual Meeting**

Approved 2011 Budget Proposal

Year end committee reports

Send postcards to the 17 residents who don't have email addresses.

Annual Meeting is November 9 at Lawrence North High School

Meeting adjourned.

Respectfully submitted,  
Audrey Neucks, Secretary

**2010 Castle Cove Annual Meeting**

Tuesday, November 9, 2010

Lawrence North High School

Board Members in Attendance (9): Marie Wright, Jay Bobian, Tom Stephenson, Audrey Neucks, Tim Scofield, Lana Jordan, Ron Sans, Jessica Gallagher, and Frank Borelli.

Residents in Attendance (54):

Mary Sans	Elizabeth Borelli	John & Melissa Pollard
Deanne Heidrich	Tom & Dolly Easterday	John & Joann Miller
Jerry March	Dwight & Dwana Jackson	Jim Lindgren
Russ Edmondson	David & Nora West	Doug Reichl
Jim Van Borst	Jody Fournier	Scott Gallagher
Anita & Ryan Donaldson	Chuck Schneider	Rich & Sherry Havlin
Larry Jordan	Donna Bobian	Crystal & Tom Johnson
Jay & Sharon Johnson	Lisa Theobald	Paul Kern
Maury Lathrop	Nancy & Doug Arthur	Norm Melzer
Valerie & Jim Baker	Denise Hendricks	Linda & Elizabeth Dernier
Lauren Calder & Doug Callihan	Ron Long	Rich Kautzman
Leni Van Orden	Tom Morford	Marc Theising
Dave Fuss	Ron & Jean Semro	Ruth Ann Stephenson
Scott Herrin		

**Introduction of Board Members**

**Secretary's Report** – 2009 Annual Meeting minutes were read and approved.

**Treasurer's Report** –

Checking	\$ 3,617.04
Savings	\$24,714.29
<u>MM Reserve</u>	<u>\$50,183.95</u>
Total	\$78,515.28

2011 dues will remain at \$378; there is no increase over the previous year. Dues are due March 1, 2011. Dues not submitted by May 8 will be submitted to the attorney for collection.

2011 Budget presented as approved by the board. Report was approved by the Association.

**Election of New Board Members**

Presentation of Nominees – Larry Jordan, Maury Lathrop, Marie Wright, Jim Van Vorst, Rich Havlin

Nominated but absent: Wyette Kraucunas, Judy Larr, Amber Montague

Residents were given ballots and asked to vote for three nominees.

**Committee Reports:**

Architectural Improvement–Frank Borelli

Improved forms for requesting changes; reviewed and approved two fences and a deck extension

Common Grounds – Marie Wright

The Scofield boys were hired to trim trees and bushes in the common grounds. Weeds on the streets and curbs were sprayed by Sunblest. Gates to the pool/tennis parking lots were painted by Greg Bond.

There was a staked survey of the entrances. Next year, the dead shrubs will be removed at the Castle Lake entrance and new plantings and landscaping will be installed at both entrances.

A resident asked about using salt on the weeds in the street and along the curb to eliminate chemicals in the lake and as cost savings. The Sunblest representative spoke about the products used to take care of the weeds, and stated that the volume of salt required to kill the weeds would be more toxic than the chemicals.

A resident asked about the necessity of the survey. Marie Wright responded that there are some dead bushes at the entrance, and it was unknown who should take care of their removal. The survey showed that the dead bushes are the responsibility of the association.



Compliance – Lana Jordan

Recent infractions include trailers in driveways and yards for longer time periods than allowed and should be removed.

A resident asked a question about swales. Is it allowable to build up the land so water drains to appropriate areas? Swales can be built up, but should not prevent drainage of water.

Crime Watch – Jay Bobian

Crime Watch Block captains were recognized. Crime Watch is a cooperative neighborhood effort to reduce crime. This is accomplished by volunteer block captains, residents, law enforcement and local government working together. Crime Watch offers tips on home and neighborhood safety and security as well as crime prevention and reporting. The organization encourages residents to get to know their neighbors in an effort to better watch out for each other. Crime Watch captains are responsible for notifying their block about crime in Castle Cove and neighboring areas.

Jay Bobian asked residents if they were OK with receiving emails about lost dogs, etc. along with other Crime Watch updates and news. The consensus was that it is fine.

Residents raised concerns about trash at the pool/tennis parking lot and why gates weren't locked after the pool season to keep non-residents from using the parking lot. Tim proposed that in the future, the lifeguards lock the gates at pool closing each night. The gates were locked as of November 1, 2010. In an unofficial show of hands, the majority of residents wanted the gates closed at night and during non-pool seasons. A few opposed because they want the parking lot to be open for other amenities.

Tim Scofield witnessed several incidents of suspicious drug activity in the parking lot and police were called on these incidents. Jay Bobian encouraged residents to call the police regarding suspicious activity.

Nominating Committee Update – The votes were counted, and there was a tie between Maury Lathrop and Larry Jordan. Residents were provided new ballots and asked to vote for one.

Lake – Ron Sans

There was a fish kill which resulted in many small Shad or "bad fish" dying in the lake. Fishing is still yielding good results.

A resident questioned if the association might dredge the lake/pond. The response included that the retention pond is still functioning although shallower and the association looked into dredging, but the cost was prohibitive, around \$90,000 or more. The drain flange around lots 11 and 13 has come loose. The resident was encouraged to call the Mayor's Action Line to correct this

A resident provided a recommendation for an additional aquatic control company to get an estimate from.

Newsletter – Ruth Ann Stephenson is editor of newsletter. Newsletters are sent by email and are now also available on the Castle Cove website.

**Nominating Committee – Election Results**

The association elected three new Board members: Marie Wright, Maury Lathrop, and Rich Havlin.

Pool – Tim Scofield

The pool ran smoothly this year. There were no large, unexpected costs early in the year. At the end of the season, we replaced the pump and chlorinator. The pump lasted over a year longer than expected. There were issues with lifeguard performance due to friends sitting with the lifeguards while on duty and lifeguards not following and enforcing pool rules. Next year, we would like to replace umbrellas with a higher quality. In a year or two, we will need to replace the main pool cover which we have had for at least 15 years. Life expectancy of the cover is around 10 years.

Tennis – This discussion was deferred to the Revitalization Committee report.

Website – Ruth Ann Stephenson

Several neighborhood association hosting sites were reviewed. After estimating the cost of these services, we determined to keep our existing website which is hosted by Ron Sans. The current site serves our needs, and there is no need to create a new website at additional cost. Residents with suggestions for the site should contact a committee member. More neighborhood information has been added to the site including newsletters, pool rules, trash & recycling information and Crime Watch information along with the Covenants, maps and other information previously included.

Welcoming – Marie Wright

As of October 30, all six new residents have been welcomed and given a packet.

Revitalization Presentation – Larry Jordan & Frank Borelli

Last year at the annual meeting, a presentation was given that grew from the need to repair the tennis courts. The Tennis Committee became the Revitalization Committee and looked at additional amenities for our common area that residents might enjoy. Ideas provided throughout the year included a fishing or boat dock, picnic tables around the lake, benches, a paved walkway, grills, sand or grass volleyball, moving the basketball court to an enclosed area, improvements to the shelter, and razing the hill for more useable land. There is a drainage issue that needs to be addressed on the South side of the courts. Twenty-five responses were received already. Many residents were not in favor of replacing both tennis courts.

The Revitalization Committee had 3 recommendations and asked the residents to indicate their preference on a survey. The Board will make the final decision after reviewing all options and costs.

Option A – Replace both courts (6 votes)

Option B – Replace the West court; leave the East court (1 vote)

Option C – Replace the East court and remove the West court, leaving a grassy, multipurpose area. (11 votes)

Residents are encouraged to respond to the committee with their opinions.

During a study of 30 observations of the courts, both courts were being used 7 times. The committee believes that only one tennis court is necessary. The second court area could be used for other activities.

A resident raised a concern that if only 5% of homeowners are using the tennis courts should they be replaced? The covenants require the Board to maintain the amenities of the neighborhood. Although the percentage of people that use the courts may be small, the courts are used almost every day. There will be no special assessment or raised dues to complete this work. The money to fund the project has been set aside and is already available. After paying for the project, there will be a minimum of \$15,000 remaining for other unexpected costs. The committee proposed replacing the court(s) in fall 2011.

A suggestion was made to send the results of the survey to all residents.

**Open floor for discussion and questions** –

Audit Committee – Linda Dernier, Tom Johnson and Audrey Neucks will convene in 2011 to review the financial records for Castle Cove.

Meeting Adjourned at 9:17pm.

Respectfully submitted,  
Audrey Neucks, Secretary

Meeting Packet included as addendum to minutes. *(If you would like a packet copy, please email [ruthann@comcast.net](mailto:ruthann@comcast.net))*

**Castle Cove Homeowner Association Board Meeting**

January 10, 2011, Lawrence Library, 6:00pm

**Attendees:**

Board Members: Marie Wright, Jay Bobian, Tom Stephenson, Jessica Gallagher, Frank Borelli, Ron Sans, Maury Lathrop, Richard Havlin, Tim Scofield

Residents: Larry and Lana Jordan, Ruth Ann Stephenson, Linda Dernier, Audrey Neucks

October 19, 2010 Minutes were approved with the following corrections:

“At IMPD’s suggestion, Jay encouraged homeowners to call the non-emergency phone number...”

Nominating Committee – Jay Bobian.

The Board reviewed the survey to be sent to the general membership...

**Treasurer’s Report**

Bank Balances:

Checking:	\$ 3,126.18
Savings:	24,718.55
MM Savings (reserve)	50,209.15
TOTAL:	\$78,053.88

A motion was made and approved to move \$10K of the \$24K in savings to the reserve fund. Added to that will be \$7,000 from the Tennis budget and \$3,000 contingency for a total of \$70,000 in the reserve account for Tennis and Revitalization. \$14,000 remains for emergencies.

Dues remain the same for 2011 at \$378.  
There were six home closings in 2010.

Quotes are being obtained for processing the life guards' payroll and related taxes and reports. This will cost approximately \$500 annually and will be covered by the pool management budget which has only used 90% of the budget for the last 4 years leaving a balance of \$2000-\$4000 unused.

There was discussion about maintaining a contingency reserve account with a minimum of \$15,000. Discussion was tabled to allow time to determine appropriate wording and process about the funds.

The treasurer's report was approved.

#### **Election of Officers:**

Jay Bobian proposed some changes regarding how the board works together, such as sending committee reports prior to each board meeting to allow more meeting time to focus on current projects that need the most attention.

President Nominees: Jay Bobian, Marie Wright. Votes were by secret written ballot. Marie re-elected president.

Vice-President Nominees: Jay Bobian was the only nominee and remains vice-president.

Secretary Nominees: Tom Stephenson. He will take on the role of secretary in addition to his treasurer role – this is allowed according to our covenants. This does not imply that in the future the two roles are combined.

Treasurer Nominees: Tom Stephenson will remain as Treasurer.

As outgoing board members, Audrey Neucks and Lana Jordan spoke giving thanks to the board and encouragement for the year ahead.

#### **Revitalization Survey**

A survey was sent to all residents and Frank Borelli presented the results. The survey was sent by email, newsletter, and presented at the annual meeting, but the response rate was low at this time. Fifty-two surveys were returned (of 217). The survey did not include an option to not update tennis courts – yet 15 people gave this response. The survey results document is attached to the minutes.

After review of our shelter house with a builder, it was determined that it is neither feasible nor cost effective to convert our shelter into a year-round clubhouse. Frank will get more information about building an entire new building with food preparation area and bathrooms.

**Committee Reports** – Tom Stephenson is documenting the chairperson and membership of each committee as the report is given.

Architectural Improvement – Frank Borelli — No activity to report

Common Grounds – Marie Wright

Three proposals for parking lot repair, sealing and restriping have been obtained. The work was intended to be done in the spring. Panyard, Young, and Harding submitted the proposals which will be updated in the spring. Range is \$1100 to \$1300. A suggestion was made to ask whichever company is selected for tennis court project to also give us an estimate for the parking lot (as part of the tennis court replacement/repair). It was agreed to wait for the tennis court(s) to be complete before resurfacing the parking lot so as not to damage the parking lot during the project. The tennis court(s) will most likely be replaced in the fall 2011.

Ruth Ann Stephenson met with Allisonville Nursery regarding plans for landscaping both entrances, including removing the dead bushes. The plans will be reviewed and altered to reduce the amount of plantings. Once plans are finalized, additional quotes will be obtained from other nurseries for the same project.

Compliance – Rich Havlin

No major problems. Ladders and trash cans should be stored out of sight. Trailers sitting in driveways need to be moved. Neighbors have expressed concern about a house with deteriorating siding on the back that will be looked into. Mailboxes should be in good repair. The type and size for our neighborhood can be found at Sullivan's Hardware. Homes need to repair rotten siding.

Crime Watch – Jay Bobian — No major activity to report. Solicitors continue to work in the neighborhood.

Garage Sale – No report

Lake Committee – Ron Sans — No activity to report.

Newsletter – Ruth Ann Stephenson

Next newsletter will include minutes from the Annual Meeting with committee summaries and updated board member list.



Nominating – Jay Bobian — No activity to report.

Pool – Tim Scofield

Offer letters will be sent to lifeguards soon (February/March). New lifeguards have expressed interest in the job. We will employ roughly five lifeguards.

Access system to pool is still under discussion. Who should “own” the project, which doors and gates should be included, should tennis courts be included, etc.? We need to look at justification and reason, what are we trying to accomplish and at what cost? Do we want to control access to pool, control access to unattended tennis courts, and/or allow access to restrooms during off-pool hours?

Tennis – Maury Lathrop and Larry Jordan

Two separate committees are recommended – Tennis and Revitalization. A motion was made to separate the committees into Tennis and Revitalization. Motion was seconded and approved. Committee descriptions will be updated to reflect responsibilities.

Tennis committee will take responsibility of tennis courts – nets, wind screen, rules, scheduling. Committee was expanded to five members – Larry Jordan, Greg Bond, Doug Reichl, Ken Massey, and Maury Lathrop.

Committee is talking to three previous vendors and Harding about redoing the courts. Another report from the committee will not be available until the April Board meeting.

A request was made to include the survey summary in the next newsletter.

Revitalization – Frank Borelli

Several new members were added for a total of six. Time was spent going over the survey results. The issue of the tennis courts must be resolved before proceeding with other items. This committee is waiting for Tennis Committee cost results to determine its budget. Committee has recommendations for shade at the pool, picnic tables, benches and other items and would like to make a recommendation at the March board meeting.

Website – Ruth Ann Stephenson

2011 Board members, officers and Committees will be updated on the website.

A new directory will be emailed to all residents soon. If a resident has requested their phone or email to be unlisted, we have respected that request (even though we maintain that confidential information). It was agreed the directory should not be on the website. A request was made to include a notice on the directory email stating that the directory is for private use.

Bylaws are not currently on the website. Audrey will email Ruth Ann the bylaws so they can be added.

Welcome – Marie Wright

There are possibly three new residents that we need to welcome. Marie will give Tom the addresses to verify.

**Old Business** –

Gutter on shelter house will be discussed at another meeting along with video surveillance system.

**New Business** –

Most committee reports can be sent via email prior to each Board meeting. At future meetings, the Board will discuss the most pertinent updates.

A recommendation was made to possibly use a tape recorder to help with minutes for each board meeting.

Next meeting is March 21 at Lawrence Library at 6pm. Committee reports are due to Tom Stephenson by March 14.

Meeting adjourned.

Respectfully Submitted,  
Audrey Neucks

#### **BOARD MEETINGS**

Neighborhood residents are always invited and encouraged to attend any Board Meeting.

*Check front page of newsletter for date, time & location of future meetings.*

#### **2011 CASTLE COVE COMMITTEES**

Due to the length of this newsletter, the list of current committees and members is not included but can be found on the Castle Cove Website at: [www.castle-cove.com](http://www.castle-cove.com)

# CASTLE COVE 2011 BUDGET

As of 10/31/10

Castle Cove Owners Association

Proposed 2011 Budget

Revenue	2008 Budget	12/31/2008 Actual	%	2009 Budget	12/31/2009 Actual	%	2010 Budget	12/31/2010 Actual	%	Proposed 2011 Budget
Dues (217 homes)	\$ 78,120	\$ 75,895	97.2%	\$ 82,026	\$ 81,272	99.1%	\$ 82,026	\$ 79,770	97.2%	\$ 82,026
Delinquent Dues	\$ 1,500	\$ 1,143	76.2%	\$ 1,200	\$ 733	61.1%	\$ 1,200	\$ 517	43.1%	\$ 1,000
Advertising	\$ 100	\$ 75	75.0%	\$ 100	\$ 45	45.0%	\$ 100	\$ 50	50.0%	\$ 75
Interest	\$ 125	\$ 165	131.9%	\$ 150	\$ 201	133.8%	\$ 175	\$ 177	100.9%	\$ 175
Attorney Fees	\$ 250	\$ 75	30.0%	\$ -	\$ -					
Insurance Reimbursement	\$ -	\$ 444		\$ -	\$ -					
Late Fees	\$ 600	\$ 416	69.3%	\$ 400	\$ 567	141.6%	\$ 400	\$ 502	125.4%	\$ 400
<b>Total Revenue</b>	<b>\$ 80,695</b>	<b>\$ 78,212</b>	<b>96.9%</b>	<b>\$ 83,876</b>	<b>\$ 82,817</b>	<b>98.7%</b>	<b>\$ 83,901</b>	<b>\$ 81,016</b>	<b>96.6%</b>	<b>\$ 83,676</b>
<b>Expenses</b>										
Pool										
Management	\$ 20,000	\$ 16,943	84.7%	\$ 20,000	\$ 18,012	90.1%	\$ 20,000	\$ 18,016	90.1%	\$ 20,000
Supplies/Chemicals	\$ 1,500	\$ 2,499	166.6%	\$ 3,000	\$ 1,226	40.9%	\$ 2,000	\$ 2,391	119.5%	\$ 2,400
Telephone	\$ 275	\$ 330	120.2%	\$ 275	\$ 497	180.6%	\$ 275	\$ 94	34.3%	\$ 500
License	\$ 475	\$ 475	100.0%	\$ 500	\$ 475	95.0%	\$ 500	\$ 475	95.0%	\$ 500
Gas	\$ 1,200	\$ 1,900	158.3%	\$ 2,500	\$ 766	30.6%	\$ 1,400	\$ 454	32.5%	\$ 700
Water/Sewer	\$ 1,500	\$ 331	22.1%	\$ 1,500	\$ 1,646	109.7%	\$ 1,500	\$ 993	66.2%	\$ 1,000
Open/Close	\$ 1,500	\$ 1,900	126.7%	\$ 2,200	\$ 2,165	98.4%	\$ 2,200	\$ 2,137	97.1%	\$ 2,200
Repairs	\$ 4,000	\$ 7,562	189.1%	\$ 8,000	\$ 4,827	60.3%	\$ 5,000	\$ 1,452	29.0%	\$ 1,500
<b>Total Pool Expenses</b>	<b>\$30,450</b>	<b>\$31,941</b>	<b>104.9%</b>	<b>\$37,975</b>	<b>\$29,613</b>	<b>78.0%</b>	<b>\$32,875</b>	<b>\$26,013</b>	<b>79.1%</b>	<b>\$28,800</b>
<b>Common Area</b>										
Grass & Fertilizer	\$ 7,500	\$ 8,540	113.9%	\$ 9,000	\$ 6,916	76.8%	\$ 8,000	\$ 6,533	81.7%	\$ 7,000
Electricity	\$ 1,900	\$ 1,713	90.2%	\$ 1,900	\$ 1,886	99.3%	\$ 1,900	\$ 1,850	97.4%	\$ 1,900
Snow Removal	\$ 4,000	\$ 1,431	35.8%	\$ 4,000	\$ 2,975	74.4%	\$ 4,000	\$ 2,972	74.3%	\$ 4,000
Repairs	\$ 1,500	\$ 2,590	172.7%	\$ 2,000	\$ 41	2.1%	\$ 2,000	\$ 7,327	366.3%	\$ 2,000
Landscaping	\$ 1,500	\$ 1,685	112.3%	\$ 2,500	\$ 1,061	42.4%	\$ 4,000	\$ 1,141	28.5%	\$ 5,000
Tennis Courts	\$ 500	\$ 340	67.9%	\$ 7,000	\$ 7,000	100.0%	\$ 7,000	\$ 7,000	100.0%	\$ 7,000
Vandalism	\$ 250	\$ -	0.0%	\$ 250	\$ 15	6.0%	\$ 250	\$ -	0.0%	\$ 250
Lake Maintenance	\$ 2,500	\$ 2,844	113.8%	\$ 3,000	\$ 2,455	81.8%	\$ 3,000	\$ 2,470	82.3%	\$ 3,000
Playground	\$ -	\$ -		\$ 1,500	\$ 1,249	83.3%	\$ 500	\$ -	0.0%	\$ 500
<b>Total Common</b>	<b>\$ 19,650</b>	<b>\$ 19,142</b>	<b>97.4%</b>	<b>\$ 31,150</b>	<b>\$ 23,398</b>	<b>75.1%</b>	<b>\$ 30,650</b>	<b>\$ 29,293</b>	<b>95.6%</b>	<b>\$ 30,650</b>
<b>Other</b>										
Garage Sale	\$ 130	\$ 91	69.7%	\$ 100	\$ 111	110.7%	\$ 100	\$ 32	32.0%	\$ 100
Professional Fees	\$ 250	\$ 1,117	446.8%	\$ 1,200	\$ 2,233	186.1%	\$ 1,200	\$ 918	76.5%	\$ 1,000
Printing & Postage	\$ 1,000	\$ 402	40.2%	\$ 300	\$ 811	270.2%	\$ 400	\$ 410	102.6%	\$ 400
Insurance	\$ 10,000	\$ 6,088	60.9%	\$ 8,000	\$ 6,749	84.4%	\$ 8,000	\$ 5,963	74.5%	\$ 7,000
Property Tax	\$ 3,200	\$ 1,349	42.2%							
Misc. (Business Exp.)	\$ 750	\$ 663	88.4%	\$ 750	\$ 633	84.4%	\$ 1,250	\$ 1,414	113.1%	\$ 1,000
Contingency	\$ 3,000	\$ -	0.0%	\$ 3,000	\$ -	0.0%	\$ 3,000	\$ 3,000	100.0%	\$ 3,000
Crime Watch	\$ 500	\$ -	0.0%	\$ 500	\$ 126	25.2%	\$ 500	\$ 130	26.1%	\$ 500
<b>Total Other</b>	<b>\$ 18,830</b>	<b>\$ 9,710</b>	<b>51.6%</b>	<b>\$ 13,850</b>	<b>\$ 10,663</b>	<b>77.0%</b>	<b>\$ 14,450</b>	<b>\$ 11,868</b>	<b>82.1%</b>	<b>\$ 13,000</b>
YE ADJ										
<b>Total Expenses</b>	<b>\$ 68,930</b>	<b>\$ 60,793</b>	<b>88.2%</b>	<b>\$ 82,975</b>	<b>\$ 63,674</b>	<b>76.7%</b>	<b>\$ 77,975</b>	<b>\$ 67,174</b>	<b>86.1%</b>	<b>\$ 72,450</b>
<b>Revenue + Expenses - Balance</b>	<b>\$ 80,695.00</b>	<b>\$ 78,211.95</b>		<b>\$ 83,876.00</b>	<b>\$ 82,817.06</b>		<b>\$ 83,901.00</b>	<b>\$ 81,015.69</b>		<b>\$ 83,676.00</b>
	<b>\$ 68,930.00</b>	<b>\$ 60,793.01</b>		<b>\$ 82,975.00</b>	<b>\$ 63,673.50</b>		<b>\$ 77,975.00</b>	<b>\$ 67,173.98</b>		<b>\$ 72,450.00</b>
	<b>\$ 11,765.00</b>	<b>\$ 17,418.94</b>		<b>\$ 901.00</b>	<b>\$ 19,143.56</b>		<b>\$ 5,926.00</b>	<b>\$ 13,841.71</b>		<b>\$ 11,226.00</b>



Results of the  
Common Area Revitalization Survey  
(October—November 2010)

52 unduplicated surveys were returned

<u># Votes</u>	<u>Options Listed on Survey</u>
8	Option A. Replace both tennis courts
1	Option B. Replace West court, leave East court
28	Option C. Replace East court, remove West court.

Other Options Residents submitted

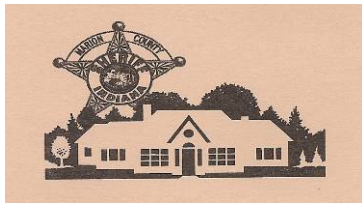
15	Not in favor of spending funds on tennis courts because there are not enough residents using the courts to justify the expenditure.
11	Spend the funds to upgrade and/or convert the clubhouse for year-round use.
11	Provide picnic tables (consider a picnic area with a shelter)
7	Provide an area for grass volleyball
7	Provide park benches around the pond
6	Provide a platform on the edge of the pond
5	Create an area for badminton
4	Provide a grill for the picnic area
4	Create a path (probably asphalt) to children's play area, picnic tables and benches.
2	Replace basketball goal/equipment; consider relocating to secure area.
2	Provide an area for shuffleboard
2	Level the hill in back of the courts and use for additional children's activities
2	Consider a special assessment to pay for improvements

Other suggestions and comments mentioned once:

- Remove both courts and provide an enhanced multi-purpose area
- Remove both courts and dredge the lake
- Fence in grassy area for children's soccer and football
- No special court for pickle ball
- Update pool area
- Create a mini golf course
- Engage a landscape architect
- Provide an area for sand volleyball
- Provide some fitness stations
- Create a putting green
- Repair water drainage; replace West court and remove East court
- Provide an all sports surface
- Create an area for racquetball/squash
- Create an area for bocce ball
- Create an enclosed bark park for dogs
- Consider a connecting sidewalk between Castle Cove & Eagle Nest
- Make all improvements handicap accessible

**PLEASE NOTE:** Thank you for your input. Your Castle Cove Board is listening and working together to make your neighborhood the best it can be! All survey results will be considered by the Castle Cove Board members as they review condition of current amenities, repairs needed, desires of community residents and cost. The goal of the Board is to carry out its duties to the best of its ability according to the covenants and bylaws in order to preserve Castle Cove as a desirable neighborhood which provides its residents with well-maintained amenities and makes advantageous additions to the facilities when feasible.

The Board has been diligently considering enhancements for several years and accordingly set aside funds. Dues will NOT be raised nor will an assessment be made to cover the cost of these repairs, improvements and/or additions.



# Castle Cove *CRIME WATCH*

Jay Bobian, Neighborhood Coordinator 918-4035



Our active **Crime Watch** program increases awareness of and reports criminal and suspicious activity. It also hosts several neighborhood events each year and encourages block parties so residents have more opportunities to become better acquainted and feel more comfortable looking out for each other.

## HIGHLIGHTS OF BLOCK CAPTAIN MEETING

NOTES FROM CRIME WATCH CAPTAIN MEETING, TUE., Dec 14, 2010  
Lawrence North HS Cafeteria

Block captains reported that everything has been fairly quiet in our neighborhood since the last meeting. Refreshments were served and captains were thanked for their participation in the program.

Residents are reminded to contact IMPD and then their Block Captain to report suspicious persons or activities and criminal activity. Block captains should then share that information with other captains being mindful of personal privacy issues. Neighborhood children are also encouraged to be observant and report suspicious activity.

Be cautious of laborers working on homes as well as "door-to-door" scam artists posing as contractors. Know who you are doing business with! Do not leave valuables in vehicles not parked in your garage. Keep your garage door closed even when working in the yard.

**Stay alert and stay safe!**

### Upcoming Crime Watch Meetings for 2011

To be held on Monday evenings at the Library on Hague Road at 6:30 p.m.

- |           |             |
|-----------|-------------|
| April 4   | October 10  |
| June 13   | December 19 |
| August 15 |             |

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](http://www.castle-cove.com).

It is **extremely** important that all incidents and suspicious activities are reported to the police. Call **911 in an emergency** or **327-3811 to report a non emergency** and then notify your Block Captain. Patrols are directly related to the number of calls the police receive.

### Crime Statistics

in Marion County can be found at the *CrimeView Law Enforcement Map Viewer* Website  
<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.

**What was that siren?** To view 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.

Since the last Crime Watch meeting, we have been made aware of several break-ins and attempted break-ins in nearby neighborhoods as well as a robbery in the Library parking lot!

This information was passed on to residents by their block captains.

Please be cautious and stay safe!



A newly updated neighborhood directory will be emailed to residents as soon as all the updates are received with dues payments. The neighborhood services list is currently being updated and will soon be posted on the Castle Cove website at [www.castle-cove.com](http://www.castle-cove.com).



### 2011 Castle Cove Association Dues

Individualized bills have been mailed to homeowners for their **2011 dues of \$378 which are due March 1st** and cover the 2011 calendar year. The return portion includes a place for easy updating of homeowner information to be mailed with your payment. The dues amount remains the same for the third year! Avoid any late fees by getting your payment in on time!

Your dues help keep your Castle Cove neighborhood running smoothly and include such items as common area maintenance and insurance, amenity maintenance and repairs (pool, tennis, playground, shelter) as well as snow removal. For complete financial information, please see the budget included on page 10 of this newsletter.



If you have any questions, please contact **Tom Stephenson, Treasurer**  
Phone: 570-7717 or email: [jts47@comcast.net](mailto:jts47@comcast.net)



## Did You See?

Mitchell Mays 2-legged snowman melted so slowly it totally defied gravity for quite a few days!



The Harper's smiling snowman



### Basil Smotherman, Jr.

made the front page of the Sports Section of the February 17, 2011 **Indianapolis Star!** Our very talented resident is an outstanding sophomore varsity basketball player for Heritage Christian School and has accepted recruitment from Purdue University. He leads the Eagles in scoring at 14.4 points per game average. At 6'5", the smooth shooting lefthander Basil is considered a four-star recruit. And, how wonderful that his proud Dad is also his coach.



**Congratulations to Basil...**



## Compliance Committee

This committee is grateful to the residents who respond by correcting issues brought to their attention. All efforts by this committee are intended to keep Castle Cove looking as attractive as possible by complying with the covenants and neighborhood standards. We continue to ask everyone's cooperation in this ongoing effort.

### Reminders:

- Please keep storm sewer drains in front of (or near) your property clear of debris. This also applies to ice and snow when thawing begins.
- Ensure that your dusk-to-dawn yard light is operable.
- When weather permits, check your home and property for any necessary repairs and maintenance items. Paint and/or repair mailboxes, garages, homes, storage sheds and fences.
- Trash and/or recycling is not to be placed out for pickup prior to 5pm Sunday evening. Empty receptacles should be returned to out-of-sight storage as soon as possible on Monday.
- Trailers, boats, campers or other recreational vehicles and equipment is not to be parked or stored in view from the street or adjacent lots for more than 48 hours.
- No vehicle is to be parked on the street longer than 48 hours.
- Please do not block sidewalks with parked vehicles.
- Parking of oversized commercial vehicles in Castle Cove is not permitted except when utilized during a project.
- A city ordinance limits the display of contractor signs on residential property to the duration of the job being done. Castle Cove's standards follow the city's guidelines. Several residents have noted that more than one business doing jobs for Castle Cove neighbors had placed signs in those yards before or after the job had been done. In fact, at least one of those businesses asks its clients to sign an agreement to leave a sign in the yard for a specific period of time following job completion. The resident usually receives a discount for doing so, but this places the resident and the contractor in noncompliance with the ordinance.

Castle Cove standards may be found on the neighborhood website: [www.castle-cove.com](http://www.castle-cove.com).

*Thank you for keeping your home and neighborhood one of the best!*

Castle Cove Compliance Committee,  
Richard Havlin, Chair (Phone: 579-9470)  
Lana Jordan  
Jana Millard

### THE SCOOP ON SNOW REMOVAL

Hopefully, we've seen the last of any accumulating snow for the year! However, please keep in mind a couple of things regarding snow removal. Ski Landscape plows our neighborhood whenever there is at least 3" of snow. When snow accumulation is expected, our streets can be better cleared and more easily plowed if all vehicles are parked in driveways and garages rather than on the street.



Sidewalks are the homeowners' responsibility and the City of Indianapolis can fine you if you do not keep your sidewalk cleared of snow.

In extremely icy road conditions, we can request Ski to salt our streets. Whether there is snow or ice, please use extra caution at our stop signs and corners... Several instances were observed where cars just slowed down and did not stop at the signs.

Ski Landscape has previously advised us to have any residents with lawn damage from snow plowing call Ski and give them your name, address, phone number and neighborhood you live in. They will repair these damaged yards in the early spring after there will be no more snow. This will be done free of charge. Ski Landscape's phone number is: 897-5885.

# STATE LAW BANS ELECTRONICS IN TRASH

## CITY REMINDS RESIDENTS OF PROPER DISPOSAL FOR ELECTRONICS

Effective January 1, 2011, Indiana households, public schools, and small businesses will no longer be allowed to mix unwanted electronics with municipal waste that's intended for disposal at a landfill or by burning or incineration. This ban is implemented in cooperation with state law.

Indianapolis and Marion County residents can properly dispose of, or **e-cycle**, unwanted electronics such as computer monitors and equipment, televisions, printers, DVD players, and fax machines through the City's **ToxDrop program**. The program is open to all City residents to drop off their electronic and household hazardous waste to be recycled and/or disposed of properly.

The term used to describe the recycling of electronics is e-cycle. Everything from cell phones to computers needs to be disposed of properly instead of thrown away. Electronics may contain hazardous materials such as lead and mercury. These materials, if buried in a landfill, can contaminate groundwater and cause serious health issues for people. Instead of throwing electronics away, residents can recycle them through the City of Indianapolis ToxDrop Program.

Residents are limited to disposing of five computer systems per visit. ToxDrop locations are open year round and the service is free of charge. For more information about the ToxDrop program, visit [www.sustainindy.org/toxdrop](http://www.sustainindy.org/toxdrop) or call 327-4TOX (327-4869).

### ToxDrop Locations and Times:

Belmont Avenue Collection Facility  
2700 S. Belmont Ave.  
Tuesdays and Thursdays, 9am-11am

Perry Township Government Center  
4925 S. Shelby St.  
2<sup>nd</sup> and 4<sup>th</sup> Saturday of each month, 9am-2pm

IMPD Training Facility (located near Superior Court 13)  
9049 E. 10<sup>th</sup> St.  
1<sup>st</sup> and 3<sup>rd</sup> Saturday of each month, 9am-2pm

Traders Point Collection Facility  
7550 N. Lafayette Rd.  
1<sup>st</sup> and 3<sup>rd</sup> Saturday of each month, 9am-2pm



**Tox drop locations also accept other hazardous waste such as paint, varnish, stains, cleaners, chemicals (chlorine, ammonia, gasoline), pesticides, aerosol cans, batteries, antifreeze, etc.**



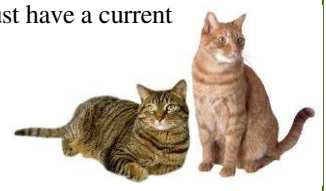
## Indianapolis Animal Care & Control enforces ordinances and laws regarding animal-related issues in Indianapolis and Marion County.

Sergeant Tracy Hutchins, Investigator with Indianapolis Animal Care and Control, attended a recent Crime Watch meeting and presented some helpful and interesting information. The following is a summary of frequently cited local ordinances. For a full version of animal ordinances, contact 317-327-4242 or log on to [www.IndyGov.org](http://www.IndyGov.org) and search "animal care & control." You may also contact Tracy directly at 327-1424 or by email at [thutchin@indygov.org](mailto:thutchin@indygov.org).

- **Animals "at Large" Prohibited** (Revised Code, Section 531-102) It is unlawful for the owner or keeper of an animal to allow that animal to be "at large" within the city. "At large" means not confined without means of escape within a secure enclosure, unless on a leash and under the control of a competent human being.
- **Permanent Identification of Dogs & Cats** (531-202) Dogs and cats over 3 months old must wear permanent identification at all times, which includes: a permanent tag attached to a durable collar bearing the owner's current name, address and phone number, or an implanted microchip that bears a registered identification number. Indianapolis Animal Care & Control offers microchips for \$10 during regular business hours.
- **Animals Causing Nuisance Prohibited** (531-204) Frequent or habitual howling, yelping, barking, screeching or other vocalization causing serious annoyance or disturbance to persons in the vicinity is prohibited.
- **Anti-rabies Vaccination Required for Dogs & Cats** (531-301) Dogs and cats over 3 months old must have a current vaccination against rabies performed by a veterinarian and must wear a vaccination ID tag at all times.

### Did you know cat owners are held to the same municipal code ordinances as dog owners?

Allowing your cat(s) to roam outdoors unrestrained is a fineable offense. Please protect your pets and be considerate of your neighbors!



# Classified Ads

(Business card size FREE for neighborhood residents)

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