



ARBOR SPRINGS HALLOWEEN DECORATION CONTEST WINNER



IN THIS ISSUE

First HOA Annual Meeting Held

The Arbor Springs HOA held its first annual meeting on December 7, 2013 as required by our covenants. The meeting was held at the Brownsburg Fire Department Territory. A total of 49 lots either in person or by proxy were represented. Actions taken were the election of a new HOA Director Denise Smith, report of various committees, summary of 2013 financials, presentation of 2014 budget, overview of new website (thearborsprings.com), introduction to Nextdoor (private social media just for our neighborhood), and announcement of our new Architectural Review Committee Guidelines. Thanks to all that attended, Jamie Lebeter for coordination of room, Andrea Hoops for the great doughnuts, Eric Bond for his media savvy, Minko Kissiov for discussion of new website and Nextdoor, and everyone else who helped out.

New HOA Director Elected

Denise Smith was elected to serve a 1-year term as our HOA director. She joins Francine Bond and Dan Magoun as your 2014 HOA directors. Denise has lived in

Arbor Springs for 10-years and resides at 1522 Redsunset Drive. Her phone number is 317-797-1242. Denise has been very instrumental in the coordination and scheduling of activities of the HOA Beautification Committee, which she chairs. Please take time to welcome her to her new role in the community. She welcomes your input and comments.

Thanks to Michael Klitzing

Michael Klitzing has rotated off of the Arbor Springs HOA Board of Directors. His knowledge, input, assistance, and expertise into our first year as homeowners responsible and managing our Homeowners Association has been invaluable. His creating an accurate and functional budget was fantastic and has established a framework for all future annual budgets for the HOA. Please take the time to express your appreciation for his commitment and sacrifice for the betterment of our Arbor Springs neighborhood.



It's that time again

2014 HOA Dues Notices

Page 2



Sign up for Arbor Springs

Private Social Media Site

Page 2

2014 Annual Dues

The 2014 Arbor Springs annual HOA dues is \$540, which is the same amount as 2013. The dues are to be paid by February 15, 2014. If you wish to pay in two (2) installments, please forward \$270 by February 15, 2014 and the remainder of \$270 plus a \$5 fee will be due by April 01, 2014. A \$10 fee will be added for each month that it is late. A formal dues notice will be mailed to each homeowner.

PLEASE SEND DUES TO:

Arbor Springs HOA

Attn: Francine Bond

PO Box 578

Brownsburg, IN 46112

New Year Reminders

- Park vehicles in garage or driveways
- Clear sidewalks of snow and ice for the safety of entire community
- Store trash cans in garage
- Replace/repair exterior lighting (bulbs, photo cell, etc.)
- If you see any concerns or wish to perform work in the common areas please contact the directors.

Home Security Tips

At our 2013 HOA annual meeting Officer Pete Fleck of the Brownsburg Police Department offered some advice on how to make our homes less vulnerable to crime. The following are some of his suggestions:

- Turn on outside lights and maintain them functional including lamp post lights at night.
- Park vehicles in garage and/or be mindful of garage door openers that are left in or a part of the vehicle.
- Maintain remote car key by bed at night in order to



access it to push the "car panic button" on the key if an intruder is suspected. (Intruders don't like noise!)

- Don't leave valuables out to be seen through a window.
- Have cell phone available to be able to call "911."
- Don't post on Facebook your vacation plans or pictures of yourself and family while on vacation.
- Don't leave doors or windows unlocked or door keys under mats or floor pots.

Remember that noise and light are the best deterrents to a potential intruder.

New Website for Arbor Springs

A website has been created for Arbor Springs HOA. The web address is ***thearborsprings.com***. The website contains Information regarding the HOA Board members and contact information, committee members and contact information, HOA covenants and by-laws, Architectural Review Committee Guidelines and Change Form, and HOA financial budget. Accessing Board and committee contact information and the HOA budget will require the use of a password. The password is "arborpassword".

Private Social Media Site – "Nextdoor"

Nextdoor is a private social network for you, your neighbors and our community. It is dedicated solely to Arbor Springs. This is a free site and is an easy way for all of us to communicate. One can use Nextdoor to: (1) quickly spread word about a break-in or other safety issue, (2) organize a neighborhood crime watch, (3) identify a trustworthy child sitter or dog walker, (4) assist in finding a lost pet, (5) seek recommendation for good painting or repair vendor, (6) organize a social club, (7) find a new home for an outgrown bike, (8) announce a garage sale event, and (9) many more purposes. Come join us at arborspringsin.nextdoor.com/join. Your Flyer Code is **XCRKPM**.