

# ARBOR SPRINGS

| Newsletter |



## On A Side Note

### Unresolved Issues

You may have noticed several trees throughout the subdivision have been marked with either a white or red tag. These are the trees that are being monitored by Ping's Tree Service. The Board voted to wait until spring before any decision is made as to treatment or removal.

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There is still caution tape blocking part of the sidewalk by the pool house. The Board is working with the Brownsburg Water Department to figure out the source of the leak. Because of low temperatures, the yellow tape will remain to help prevent any of our neighbors from tripping and/or falling. Your patience is greatly appreciated.



## Annual HOA Meeting Held

Thank you all who weathered the snow to attend our 2018 Annual HOA meeting at the Brownsburg Fire Territory. The meeting is required per our covenants. It also provides a great opportunity to ask questions of the Board and gain insight into the state of our neighborhood.

The annual meeting is also the time new Board members are elected. An election can only be held if we have a quorum of 36 eligible households. Unfortunately, we did not meet this requirement. In lieu of this, and since we had a Board member needing to step down, it was permissible to allow any Arbor Springs' resident willing to step into the open seat on the Board to volunteer. We are happy to announce that for 2019, Minko Kissiov will be joining the Arbor Springs HOA Board of Directors. Board positions are for a term of one year.

Your 2019 Home Owners Association Board of Directors are Scott Street, Mark Upton, and Minko Kissiov.

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## A Big THANK YOU To Our Neighborhood Volunteers

We would like to recognize our committee chairpersons for all they do to keep our subdivision one of the best in Brownsburg:

\*Paul Kirkeiner, Security committee

\*Michael Hoops, Architectural Review committee

\*Francine Bond, Social committee

\*Dan Magoun, Beautification committee

Next time you see them, please let them know they are appreciated!



# Home Owners Association Dues Increase

Our annual HOA dues have increased \$45 from \$585 to \$630. As explained last year, our annual HOA dues would be increasing for the first time since our Board took over leadership of the HOA from Cranfill Development. The change was necessary for a couple reasons. One, to keep up with prices associated with pool maintenance, landscape/irrigation, etc. And two, to cover the costs for neighborhood trash service, which we are required to provide per the Covenants. In order to reduce the financial impact for our neighbors, it was decided to phase-in the HOA dues increase over two years.

You should have already received an invoice from KMC for remittance of dues. All monies must be received no later than February 28 to avoid a \$10 late fee. The payment can be made by check, online, or through ACH payment withdrawal.

Please feel free to contact KMC or a Board member with any questions or concerns.

## Time For A Change

After many years, Francine Bond is stepping down as Social Committee Chair. In order to make this a fluid transition, we are in need of someone (or someones) to take over her position. The responsibilities include organizing our neighborhood garage sale and annual cookout. Anyone wishing to chair this position is free to come up with other activities that will help build a sense of community within Arbor



Springs. If you have any further questions, please reach out to Francine or any other Board member.

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## Let's Stay Connected

Did you know there are several ways to connect with neighbors and members on your HOA Board?

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Arbor Springs is on Nextdoor. The Nextdoor app is the free, private social network for neighborhoods. It is the best way for you and your neighbors to hear what's happening throughout the local community.

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Visit our Website at [thearborsprings.com](http://thearborsprings.com). You can contact the Board of Directors, as well as find prior newsletters, community info, and documents such as the CCR's, bylaws, budget, proxy and architectural review forms. The members only access password is:

**arborpassword**

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You can also email the HOA Board at [thearborspringshoa@gmail.com](mailto:thearborspringshoa@gmail.com)

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We rely on our neighbors to report issues that may go unseen by those not directly around them. If you see something that needs to be addressed by KMC, please email our representative Ryan Beres at [rberes@kirkpatrick.com](mailto:rberes@kirkpatrick.com)



# Our Year in Review

Our Architectural Review Committee received and approved 23 requests from our neighbors seeking improvements to their homes in 2018. It has been a priority of this Board to review and approve these requests in a timely manner; with most being approved within a few days. ARC requests can be submitted by going to [ekirkpatrick.com](http://ekirkpatrick.com). Once there, click "KMCconnect" from the menu, and then "architecture." Please be sure to include as much detail as possible regarding your change request.

Our security committee is compiled by neighbor volunteers working the whole year cleaning up garbage along CR600 and emptying trash from the pool house and playground. Thanks for keeping our community looking great!

Your Board approved and implemented a magnetic key-card access system for the pool in 2018. It has been a success thus far and has eliminated previous bathroom vandalism we had with the previous cypher lock gate. As a reminder, this key-card is reusable and will activate and deactivate based on the summer pool schedule. Should you lose your card, or it doesn't work, please contact KMC, or email [rberes@kirkpatrick.com](mailto:rberes@kirkpatrick.com) to resolve your issue. Charges apply for lost cards.

In 2018, your Social Committee coordinated a neighborhood garage sale and our annual neighborhood cookout. Last year's cookout did not have the attendance as years past. To make sure the committee is serving its community best, the Board will be sending out a brief survey to garner new ideas. Please be on the lookout for this questionnaire to help determine future social committee activities.

The beautification committee planted flowers in the common areas and in our flower pots from year to year. They also hung holiday wreaths in December and maintained the aesthetics of Arbor Springs.

Have some free time and think you can be an asset to any of these committees? If you are interested in volunteering, please contact any member of the board or send an email to [thearborspringshoa@gmail.com](mailto:thearborspringshoa@gmail.com)

