

# ARBOR SPRINGS

| Newsletter |



On A Side Note

## Tree Removal Update

We have had to remove a number of trees in the common areas along CR600 and areas around the pool house. The Board is aware that this is causing some concern.

We are actively looking at replacement tree options and will apprise our neighbors when a solution has been decided. We thank you for your continued patience.



## Annual HOA Meeting And Candidate Elections Ahead

Mark your calendars for Arbor Springs' Annual HOA meeting scheduled for Saturday, January 11th, at 10:00am. The venues we have used in the past are under construction, so the location is still to be determined. We will send the information out as soon one is secured.

The itinerary for the meeting will include an end-of-year financial summary, an overview of maintenance done throughout the year from each of our committees, and the election of our new 2020 HOA Board of Directors. This is also your opportunity to come and ask questions or express any concerns you have.

This meeting will be the last for Scott Street, as he is planning to step down from the Board. All Board terms are one year and its functionality is dependent on the generous time donated by each member. We ask that any neighbor interested in keeping our community one of the best in Brownsburg to consider volunteering for a committee or a seat on the Board.

If you have questions about the role, duties and/or activities of a director or committee, please don't hesitate to ask any board member or KMC HOA Manager Ryan Beres, at [rberes@ekirkpatrick.com](mailto:rberes@ekirkpatrick.com). We hope to see you there!

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## Halloween Is Upon Us

Help keep the neighborhood children safe by being extra vigilant if you are out driving on Halloween.

Official hours for Brownsburg's Tricking or Treating are October 31st, from 6-8:30 PM.

## Let's Stay Connected

The easiest way to contact a Board member is to email them at:

[thearborspringshoa@gmail.com](mailto:thearborspringshoa@gmail.com)

This email goes to all board members and will be answered in a timely manner.

## A Big THANK YOU

The second annual Arbor Springs' Blood Drive was a huge success! And it's due to the generosity of our neighbors! A special thank you to Sara Carey for planning and organizing this event!



# Covenants Corner

This is a brief reminder of restrictions regarding boats, RVs, and overnight street parking of vehicles.

Per Article 6.20 PARKING: Overnight parking on any public or private street in the Development is prohibited. Temporary parking of automobiles, SUVs, pickup trucks, and motorcycles is permitted only when the Owner of such Lot hosts a social function for which available driveway space is insufficient to accommodate all guests. Other types of vehicles, such as recreational vehicles, may not be parked in open public view in the Development.

## Cold Weather Is Around The Corner

Indiana's weather is changing pretty quickly. MisterQuick Home Solutions has highlighted 8 winterizing tips to complete before the cold weather hits:

- **Furnace Tuneup.** Call a Heating & Cooling company for a pre-season tune-up. They will inspect and clean your furnace. Home comfort systems need annual maintenance in order to run efficiently and reliably.

- **Insulate Your Ducts.** According to the U.S. Department of Energy, a home with central heating can lose up to 60% of its heated air before that air reaches the vents if ductwork is not well connected and insulated, or if it must travel through unheated spaces.

- **Inspect Your Roof, Gutters & Downspouts.** Clean out the gutters and use a hose to spray water down the downspouts to clear away debris. If you notice worn roof shingles or tiles, contact a roofing company to fix.

- **Inspect The Exterior, Doors and Windows.** Inspect exterior for crevice cracks and exposed entry points around pipes; seal them. Use weatherstripping around doors to prevent cold air from entering the home and caulk windows. Replace cracked glass in windows. Switch out summer screens with glass replacements from storage. If you have storm windows, install them.

- **Check Foundations.** Rake all debris and vegetation away from the foundation. Seal up entry points to keep small animals from crawling under the house. Seal foundation cracks. Secure crawlspace entrances.

- **Prevent Plumbing Freezes.** Locate your water main in the event you need to shut it off in an emergency. Drain all garden hoses. Insulate exposed plumbing pipes. Before freezing nights hit, make certain that the water to your hose bibs is shut off inside your house (via a turnoff valve), and that the lines are drained.

- **Prepare Landscaping.** Trim trees if branches hang too close to the house or electrical wires. Move sensitive potted plants indoors or to a sheltered area.

- **Check Alarms.** This is a great time to check the operation and change the batteries on your home's smoke detectors. Detectors should be replaced every 10 years, fire officials say. Test them, especially older ones. Check to see that your fire extinguisher is still where it should be, and still works. Also, invest in a carbon-monoxide detector; every home should have at least one.

