

ARBOR SPRINGS

| Newsletter |



On A Side Note

Children At Play

With warmer weather approaching, more children are playing outside. A quick reminder that the speed limit is **25mph**. Please be cautious of darting kids.

Save The Dates

Arbor Springs' Annual Easter Egg Hunt will be on **Saturday, April 11th at 11 AM**. Michelle Allison is asking for volunteers to supply candy or help with the hunt. If you are interested, please contact her at 317-753-5762, or message her on Nextdoor.

Have your kiddos grown two sizes over the winter? Do they no longer play with those toys from last year? It's time to start cleaning out the old stuff and make a few dollars while doing it! Arbor Springs' annual neighborhood garage sale will be

Saturday, May 16th, from 8:00am-2:00pm. We will have it rain or shine.

Annual HOA Meeting Held

A big thank you to the neighbors who attended our annual HOA meeting in January. Unfortunately, we did not have enough present nor submitted proxy letters to hold any votes or elections.

During the meeting, we discussed our ailing trees and the cost of replacing them. The majority of people present agreed that replacing the trees would be worth the cost. As of this writing, our new and somewhat smaller trees have been planted. Other items discussed were the planned refresh of the pool house bathrooms and adding a communal storage box for pool-toys.

We also discussed the budget and health of our HOA finances. By complying with our own covenants and taking on the neighborhood trash collection, the HOA is absorbing over \$5000 per year in costs. This additional expense has prevented any surplus monies and unbudgeted expenses has forced the Board to pull money from our Reserve account several times. We cannot allow the bleeding of our Reserves to continue. Because of this, we will likely have another dues increase in 2021. It is important to note that even with another increase, Arbor Springs' dues are among the lowest of similarly sized neighborhoods with like amenities. We have attached a copy of the 2020 operating budget at the end of this newsletter, should you have any questions.

Pool Opening Decided

Pool season is upon us! Opening day is scheduled for the afternoon of May 22nd. As in years past, the pool hours are 8am-9pm. Your key cards will only allow access during operating hours.

If your card does not work or if you need a replacement, please contact our KMC property manager Ryan Beres at 317-558-5354. Replacement cards are \$50.00.

Safety reminders; be courteous to others and limit oversized inflatable to non-peak hours. If this rule is not followed and concerns arise, the Board will be forced to restrict the size of inflatables to single person use for the safety of all. Your cooperation is appreciated.

Let's Stay Connected

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

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.

Visit our Website at 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**

You can also email the HOA Board at thearborspringshoa@gmail.com

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



Your 2020 HOA Board

We would like to announce a few changes within the HOA Board. Scott Street recently stepped down as HOA President, but will remain on the ARC committee. Thank you, Scott, for your four years of service!

Your 2020 Board members are:

Minko Kissov, President
Zach Seibers, Vice President
Mark Upton, Secretary



Zach, and his wife Margaret "Meg," moved to Brownsburg in the spring of 2016 from Washington DC. Since moving to Indiana, Zach completed his degree in Information Technology at Purdue University and currently works for Eli Lilly as a Cloud Engineer. He is originally from a small town in Illinois. After graduating high school, Zach joined the United States Marines. He served as Military Police, where his unit provided security for the Marine One Presidential Helicopters under both the Bush and the Obama Administrations. After separating from the Marines, Zach began working for the Federal Government as a Management and Program Analyst overseeing budgets and managing numerous projects during his tenure. Some of you may already know Zach, or you may just not know him yet. He can often be seen walking his dog, Lily, during the early morning hours or late afternoon (Lilly is the one who LOVES to bark at cars as they drive by). Some of Zach's hobbies include riding (fixing) his vintage small-engine motorcycles, and brewing his own beer and ciders.

Mailbox Repair Discount

Otto's, one of our approved replacement mailbox vendors, is offering a neighborhood discount the week of May 25th-29th. If interested, be sure to contact Otto's and set up your install for this week to take advantage of the discount!

Arbor Springs

Week of Special Pricing

Pricing Valid May 25 - 29, 2020

All orders received during the sale will move into production on the last day of the sale and be ready within 3-4 weeks of that date.

| Product Description | Exclusive Provider Pricing | Week of Special Pricing | Savings |
|---|--|--|--------------------------------------|
| Mailbox - Large Standard T3 Mailbox powdercoated Beige, Cocoa vinyl graphics on both sides (numbers & street name) in Caxton font | Pick up \$ 98.23 Install \$ 128.23 | Pick up \$ 92.77 Install \$ 117.77 | Pick up \$ 5.46 Install \$ 10.46 |
| Post - Gothic 6x6 Cedar post, Custom Support, painted Sagebrush | Pick up \$ 222.45 Install \$ 307.45 | Pick up \$ 210.09 Install \$ 290.09 | Pick up \$ 12.36 Install \$ 17.36 |
| Entire Unit: Both Mailboxes and Post (as listed above) | Pick up \$ 320.68 Install \$ 405.68 | Pick up \$ 302.86 Install \$ 382.86 | Pick up \$ 17.82 Install \$ 22.82 |
| Post Maintenance - Caulk all large cracks and apply one coat of Sagebrush paint. | Install* \$ 60.00 | Install* \$ 50.00 | Install* \$ 10.00 |

*Install fee is waived if completed at same time as mailbox and/or post

All orders are custom and payment is required at time of order.
Otto's accepts: Visa, MasterCard, Checks, & Cash

Otto's Streetscape Solutions
2449 East Main Street
Greenwood, Indiana 46143



www.ostrscapecape.com
(317) 886-4400 877-55-POSTS
info@ostrscapecape.com

**Arbor Springs
2020 Proposed Budget
117 Homes**

| Income | 2018 Budget | 2018 Actual | 2019 Budget | 2019 Forecast | 2020 Budget |
|---------------------|------------------------|------------------------|------------------------|--------------------------|------------------------|
| Association Fee | \$68,445.00 | \$68,445.00 | \$73,710.00 | \$73,710.00 | \$73,710.00 |
| Interest | \$ 15.00 | \$ 15.70 | \$ - | \$ 15.00 | \$ - |
| Late Fees | \$ - | \$ 220.00 | \$ - | \$ 210.00 | \$ - |
| Pool Card Income | \$ - | \$ - | \$ - | \$ 75.00 | \$ - |
| NSF | \$ - | \$ 20.00 | \$ - | \$ - | \$ - |
| Total Income | \$68,460.00 | \$68,700.70 | \$73,710.00 | \$74,010.00 | \$73,710.00 |

| Expenses | | | | | |
|-----------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Inspection Permits | \$ - | \$ - | \$ 300.00 | \$ 400.00 | \$ 400.00 |
| Administrative/Postage | \$ 1,000.00 | \$ 1,165.85 | \$ 1,000.00 | \$ 885.63 | \$ 1,000.00 |
| Community Events | \$ 600.00 | \$ 388.56 | \$ 500.00 | \$ 53.11 | \$ 250.00 |
| Internet | \$ - | \$ 570.40 | \$ 487.56 | \$ 683.54 | \$ 700.00 |
| Pool Contract | \$14,000.00 | \$13,029.48 | \$14,000.00 | \$12,600.00 | \$12,000.00 |
| Pool Maintenance | \$ - | \$ - | \$ - | \$ 4,580.05 | \$ 1,000.00 |
| Common Area Maintenance | \$ 1,500.00 | \$ 1,568.47 | \$ - | \$ 5,672.24 | \$ 1,000.00 |
| Pond Maintenance | \$ 1,512.00 | \$ 1,512.00 | \$ 1,512.00 | \$ 1,512.00 | \$ 1,512.00 |
| Trash Removal | \$11,768.00 | \$14,177.00 | \$14,157.00 | \$16,032.00 | \$16,032.00 |
| Irrigation Open/Close/Maint | \$ 1,945.00 | \$ 2,040.00 | \$ 1,945.00 | \$ 1,617.00 | \$ 1,945.00 |
| Lawn Care | \$17,500.00 | \$18,333.00 | \$16,049.00 | \$15,719.00 | \$16,049.00 |
| Landscape Improvements | \$ - | \$ 53.09 | \$ 2,124.44 | \$ 1,264.24 | \$ 2,187.00 |
| Insurance | \$ 3,600.00 | \$ 3,404.00 | \$ 3,600.00 | \$ 3,963.00 | \$ 4,000.00 |
| Accounting Fee | \$ 235.00 | \$ 235.00 | \$ 235.00 | \$ - | \$ 235.00 |
| Management Fee | \$ 5,100.00 | \$ 5,100.00 | \$ 5,100.00 | \$ 5,100.00 | \$ 5,300.00 |
| Legal | \$ 500.00 | \$ 294.50 | \$ 500.00 | \$ - | \$ - |
| Electricity | \$ 3,000.00 | \$ 3,280.06 | \$ 3,500.00 | \$ 3,170.94 | \$ 3,300.00 |
| Gas | \$ 1,700.00 | \$ 321.99 | \$ 1,000.00 | \$ 640.00 | \$ 800.00 |
| Water/Sewer | \$ 4,500.00 | \$ 8,298.66 | \$ 7,700.00 | \$ 5,238.00 | \$ 6,000.00 |
| Total Expense | \$68,460.00 | \$73,772.06 | \$73,710.00 | \$79,130.75 | \$73,710.00 |

| | | | | | |
|--------------------------|-------------|---------------------|-------------|---------------------|-------------|
| Net Income/(Loss) | \$ - | \$(5,071.36) | \$ - | \$(5,120.75) | \$ - |
|--------------------------|-------------|---------------------|-------------|---------------------|-------------|

Reserve

| | | | | | |
|-------------------------|-------------|----------------------|-------------|------------------|----------------------|
| Reserve Interest Income | \$ - | \$ 612.05 | \$ - | \$ 766.89 | \$ - |
| Pool Camera | \$ - | \$ - | \$ - | \$ - | \$ 1,599.25 |
| Pool Card | \$ - | \$ 3,925.68 | \$ - | \$ - | \$ - |
| Total | \$ - | \$ (3,313.63) | \$ - | \$ 766.89 | \$ (1,599.25) |