

HOA Board Meetings

Third Thursdays

7 p.m. – 8 p.m. – **New, earlier time**
@ Subway (at Hazel Dell & Main)

Upcoming dates

- **NEW** : Thursday, June 9
- Thursday, July 21
- Thursday, August 18

All residents are invited to all meetings

- Meet more neighbors
- Learn, share, question, contribute

Stay Connected

Officers/Voting Board Members

- President: Bob Finkbeiner
- Vice President: Ryan Marshall
- Secretary/Treasurer : Mark Willman

Non-voting Board Members

At-large: Peter Stewart
Newsletter : Melissa Brown

Reach PCN HOA

PlumCreekNorthHOA@gmail.com
Contact the HOA first with concerns.

Follow PCN HOA for news

- Website – PlumCreekNorth.net
- Facebook – Plum Creek North
- NextDoor – Plum Creek North

Send newsletter ideas, feedback, ads

Melissa_at_msbrown@att.net

Kirkpatrick Management

Vic Muller, (317) 570-4358 or
vmuller@ekirkpatrick.com
Talena Price, (317) 570-4358 or
tprice@ekirkpatrick.com



The speed limit on our streets is 25 mph, but going more slowly is OK, too. You cannot be too safe when children, pets, or toys might have strayed into the road.

YOUR BOARD IN ACTION

At each meeting, your board considers recommendations made by Kirkpatrick Management after the team there does a drive through of the neighborhood. This is part of keeping property values high.

Kirkpatrick helps keep us all aware of the covenants we accepted when we purchased in PCN. We agreed to keep lawns mowed, put trash and recycling bins in a garage (or behind a fence that meets the standards in the covenants as amended), maintain the exterior of our home in good repair, and to submit plans for major work to the architectural review committee (links to the covenants and the architecture application are at plumcreeknorth.net). Thank you to all who maintain their properties so well!

REAL ESTATE MARKET UPDATE

Lori Brooks, Dunwoody Lane

Have you ever thought about selling your home, or just wondered what it might be worth at any given time?

Carmel property values have risen over the last few years. Right now it is a seller's market. Demand is high, and supply has decreased. According to the Indiana Association of REALTORS®, the number of Hamilton County listings in April of this year decreased 13% from 2015.

"The 2016 housing market is much more intense than a year ago," said Nancy Smith, 2016 President of the Indiana Association of REALTORS®. "Low inventory continues to put upward pressure on prices. Now that spring has sprung, heavy open house traffic and multiple offer situations are likely to keep our members busy. We also expect to see price appreciation and a shortage of supply continue through summer." –Indiana Association of REALTORS® press release, May 24, 2016

This situation rings true in Plum Creek North. As I write this update on May 31, there is one active listing. Three listings have accepted offers, but not yet closed. To have so few listings is unusual for the neighborhood this time of year. So, if you are thinking about selling, it could be a great time. Sales prices in the last 6 months have ranged from \$218,000 to \$284,300. However, active and pending listings right now for the neighborhood range from \$279,900 to \$370,000. The average price per square foot for the neighborhood homes sold is around \$117 (on main and upper levels). Of course, many other factors like condition, location, updates also affect the market value. The best way to figure out a true market value of your home is to consult a Realtor. At least two live right in PCN, including me.

Maximize Curb Appeal with Mailbox Maintenance

This summer, Mailbox Solutions is offering special pricing for PCN residents.

Mailbox delivered and installed	\$ 74.90
Post delivered and installed	\$161.65
Total replacement of the post & box delivered and installed	\$236.55
Caulk & paint post only	\$ 35.00

Call Mailbox Solutions at (317) 460-1010 to place your order. For information about their work, view www.mailboxsolution.com. The PlumCreekNorth.net website has information about mailbox colors and alternate vendors under “Homeowner Resources.”

More houses along Main Street ?

As of May 31, plans still have not been filed with the city for the anticipated housing development along Main Street, according to Laura Klee, Shiloh Falls, who has been keeping an eye on this. She recommends signing up for NextDoor.com to learn quickly when new information becomes available. She also has been keeping a mailing list. Laura can be reached through NextDoor.com or by email to lauracklee@gmail.com.

Carmel Road Work Plans

The City of Carmel’s 2016 Paving List shows streets in our neighborhood, although we don’t know when this will occur.

- Ivy Hill from Hazel Dell Parkway to Annandale Drive
- Penn Eagle Dr. from Main Street to “pavement change” (Delaware Trace entrance)

Your editor also noticed some markings indicating that the city might be adapting some corners in PCN to be ADA compliant with cut curbs, which are also great for strollers.

Street widening is already underway on Hazel Dell Parkway between Cherry Tree and 146th Street. Other plans call for roundabouts this fall at 116th & Grey Road and 136th & Carey Road.

City to Conduct New Partial Census

Gabrielle Robbins, Player Circle

Carmel is one of the fastest-growing cities in Indiana, and Hamilton is one of the fastest-growing counties in the nation. Because of this rapid growth, this summer our community aims to conduct a Special Census.

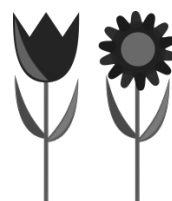
Updating our population information is key to qualifying for state revenues that will help the city improve roads, update other infrastructure, and develop important community activities. The city will most likely begin the census count in July and continue into August.

Most of the neighborhoods slated to be surveyed are in West Carmel, such as Village of West Clay. However, some neighborhoods near PCN, including Cherry Creek and Stone Haven at Haversack, are on the list to be counted. Keep an eye on updates at www.carmel.in.gov to see whether Plum Creek North will be included!

The city is also looking for local workers to help carry out the census. Visit carmel.in.gov for more information.

Some fun facts about Carmel’s population growth:

- The last available census data was recorded in 2013.
- The 2013 population was 85,927.
- In the ten years between 2003 and 2013, Carmel’s population rose by more than 75%: from 48,287 in 2003 to 85,927 in 2013. This increase includes growth resulting from the annexation of Home Place and other previously unincorporated areas.



Shout out to the mystery planter!

Did you notice the gorgeous plants on the median strips at our entry ways? No one on the board knows the identity of the wonderful gardener who made this contribution to beautifying PCN. Thank you, whoever you are!