



## HOA Board

All homeowners have a voice. Email questions, praise or concerns, [PlumCreekNorthHOA@gmail.com](mailto:PlumCreekNorthHOA@gmail.com) Meetings will be at 7:00 p.m @ Subway on these days in 2018. **All are Wednesdays** except as noted.

March 7

April 11

June 6

August 29

November 7

Annual meeting: MONDAY, Dec. 3

### Officers/Voting Board Members

President: Bob Finkbeiner, Breakers Way

Vice President: Ryan Marshall, Ivy Hill

Treasurer: Mark Willman, Breakers Way

Secretary: Melissa Brown, Player Cir  
At-Large: Indira Hsu, Penneagle Dr.

### Follow PCN HOA for news

- Website - PlumCreekNorth.net
- Newsletters at "Homeowner Resources"
- Facebook - Plum Creek North
- NextDoor - Plum Creek North

### Kirkpatrick Management

Michael Murphy (317) 558-5339 or [mmurphy@ekirkpatrick.com](mailto:mmurphy@ekirkpatrick.com)

## Holiday lights and trees

White's Ace Hardware takes **non-working strings of lights** in a recycling effort. They are on Rangeline just south of 126<sup>th</sup> street on the east side.



Republic will pick up holiday trees at no charge. Cut it in half (or thirds) to maximum length of 4 feet.

## YOUR BOARD IN ACTION

### Holiday Décor Contest



Do you find **joy in lighting your home** for the winter holidays? If so, you could be recognized by PCN volunteers who will be touring the neighborhood between December 15 and December 21 to pick the outside décor that is outstanding in some way. Winners will receive gift certificates to local merchants.

### Annual Meeting Summary

**Thank you to the many homeowners who attended** or sent proxies for the Annual Meeting, held December 4. For 2018, board member names and meeting dates are shown at left.

The 2017 annual meeting covered activities in 2017, including having the failed, **old pond fountain replaced**; finding other (less expensive, more responsive) **contractors for the grounds** maintenance (grass mowing, plantings around the entrances, etc.) and **pond maintenance**; and planning for **repairs needed to the entrance walls**.

**Future plans** include **holiday lights** (this week!!); additional attention to **plantings at the entrance areas** for spring - fall; and continuing the **community-building activities**. Email [plumcreeknorthHOA@gmail.net](mailto:plumcreeknorthHOA@gmail.net) to **lend a hand** for any of these or suggest another..

- Easter Egg Hunt Saturday, March 24
- NEW: Honor military families May
- Multi-neighborhood garage sale May or June
- Neighborhood block party September 29
- Fall/Halloween Décor contest late October
- Annual meeting December 3
- Winter/Christmas Décor contest mid-December

And to be determined, a "**spring spruce-up weekend**" for the entrances. If there is enough interest we can also organize small teams to help other homeowners with spring work, if needed because of illness or other barriers to yard work.

### 2018: Testing Email Delivery of PCN News

The PCN newsletter is hand-delivered, which can be tough in bad weather or when volunteers are busy. In January, we will try email delivery. [MMurphy@eKirkpatrick.com](mailto:MMurphy@eKirkpatrick.com) will **press "send" on January 5** to email addresses that homeowners have provided with their most recent dues payment (2017 for most of us as of early January 2018). The subject line will be PCN News: January 2018, so watch for it. To be **sure your preferred email address is on the list**, please send a message to [plumcreeknorthHOA@gmail.com](mailto:plumcreeknorthHOA@gmail.com)

## Around PCN & City of Carmel

The holiday season sometimes mean catching a quick bite out or meeting up with friends to celebrate the season. Here are few options new to our area.

**Books & Brews** opened its newest location in Carmel City Center, near divvy and Matt the Miller. On Tuesdays, they host trivia night plus kids eat free. The menu includes sandwiches and flat breads featuring grilled cheeses and meats from Goose the Market plus fries, hummus, and more. As with other B&B locations, this can be a place to hang out, enjoy a beverage, and play board games Lunch and dinner (\$\$ and 4.5 stars).

**Rackz BBQ** opened December 1 at the shops at Hazel Dell & Main. It is owned by a 20-year employee of Indianapolis's G.T. South's Barbeque, which closed a few months ago. Rackz is too new to have Yelp reviews. If you go, let us know what you think!

**CoreLife Eatery** on E. 86th Street across from the Container Store, Nordsrom Rack, and the Bicycle Garage. This franchise concept restaurant features made-for-you meals in a bowl, including vegetarian, vegan, and gluten-free options. (\$ and 4.5 stars)

**Rad's** serves breakfast, coffee & tea, and sandwiches. It is in the plaza on 126<sup>th</sup> and Gray Road, near CVS and Some Guy's Pizza. (\$ and 4.5 stars).

**Provision** is an upscale bistro and burger place at 2721 E.. 86<sup>th</sup> (near the Ironworks, Ruth's Chris Steaks house, at Keystone and 86<sup>th</sup>). Dinner only. Locally sourced ingredients.(\$\$\$ and 4.5 stars).

**Stompin' Barley** is a date-night venue, 21 and over, that is located at the southwest corner of River Road and 146th, With live music some nights and a selection of small plate/tapas foods, it also gets high reviews on Yelp (\$\$ and 4.5 stars).

**Verde Flavors of Mexico** opened recently at 111 West Main Street. Fresh guacamole, tacos with a wide array of choices for fillings, entrees and meals featuring arroz con pollo, fajitas, and other favorites. (\$\$ and 4 stars on Yelp).



## What does it mean when you get a "violation" letter?

One of the goals of a homeowners' association is to help homeowners remember to take care of exterior maintenance issues that, if left unattended, can lower the value of homes in the neighborhood. The **requirements for home maintenance are in our covenants**, which every property owner signed at the time of purchase. See <http://plumcreeknorth.net/hoa/wp-content/uploads/2013/08/PCN-Covenants.pdf> for a copy if you'd like a refresher.

Through the HOA contract with Kirkpatrick Management, **someone drives through the neighborhood every few weeks**. If that individual spots **something that is not in line with our covenants, you will get a letter**. There is a sequence of letters if you haven't had a chance to address the issue within a few weeks. After the third violation, the board can vote to pay for the repair or clean-up, then invoice you for it.

Typically, letters are sent for, but not limited to:

- **Trash cans** in front of the house on any day but Monday (our trash pick-up day).
- **Mold or mildew** growing on siding.
- **Too-tall grass** (above 6" is too tall).
- Excessive **weeds, such as thistles, dandelions**, or other species that make a property look uncared for.
- **Worn or failing mailboxes or posts**.
- **Trash or clutter** around the home.
- **Failure to remove a dead tree**
- Long-term **parking** of trailer, boat, RV, or other **oversized vehicle** in front of the home.