



# KNOLLWOOD WEST

HOMEOWNERS ASSOCIATION, INC.

Post Office Box 792  
Granger, Indiana 46530

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February 20, 2013

General Meeting:  
2012 Accomplishments and New Challenges

I. President's report:

- A. Introduce Board members and committee members. Looking back.
- B. Amendments: After multiple years of intense work, the 2011 Amendments to the Covenants were passed and recorded with the county. These amendments refined rules for use of signs and satellite dishes in the neighborhood.

II. Bill--Common Area Maintenance.

- A. In addition to the routine maintenance work, a major effort was made to renovate the landscaping at the front entrance. The process involved Board members spending hours reviewing multiple designs and proposals. Dave Barncord of Landscapes Unlimited was selected for the job. Roses surrounded by lavender are in the central bed with flowering trees and other bushes installed in the side beds. In addition a group of board members planted 100 daffodils which will dress up the front for spring.
- B. Electrical work that included installation of a number of outlets for Christmas lights at the front entrance was completed. Indeed, this enabled us to have Christmas lights for the first time in the development's history!

III. Joy--Community Events:

- A. Interest in holding the 4<sup>th</sup> of July Parade was rekindled after several years dormancy. The Clay fire department participated and volunteers handed out water on the route, plus goodies and awards at the end. After much concern over participation, the Parade attracted upwards of twenty children and ten adults in spite of the very hot morning.
- B. Other community wide events were the two successful garage sales sponsored by the Association.

IV. Jim--Snow removal:

A new contract for snow removal was negotiated and at least 3 bids for this work will be sought in 2013.

V. Ralph--Covenants compliance:

Several issues were addressed including installation of permanent mailboxes, landscape deterioration, and lighting.

VI. Dave--Architecture Committee:

We handled several requests for fences, and additions. One of the hand-outs, tonight, covers Board procedures for handling complaints and covenants issues, plus a quick guide entitled Covenants and You.

VII. Treasurer's report.

- A. 2012 budget report
- B. 2013 budget presentation and vote



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\_\_\_\_\_ Anyone have questions about the previous year?

VIII. President presents slate of Officers for the Knollwood West Homeowner's Association.

The Board is putting forth the following candidates:

President—Rebecca Miller  
Vice-President—Joy Sholty  
Treasurer—Jim Hipskund  
Secretary—Stephanie Bonin

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I. President: Goals for 2013

A. Issues:

1. January--Get the county to re-pave cul de sacs after many years of disrepair
2. Spring—Address the hazards of open burning with residents through our website and e-mails and discuss the issue with County Councilman Jamie O'Brien when the Council takes up the open burning issue in Spring or early summer.
3. September—We will get three bids for snow removal.

B. Common Area Maintenance:

1. Spring time jobs include addressing the Sprinkler system. A valve must be repaired or replaced. We would like to extend the sprinkler system down the sides of Fairway.
2. If the sprinkler is extended, we would like to landscape the bare areas on the West side of Fairway. Before this is done, we will contact the homeowners whose yards back onto Fairway.
3. Landscaping at the North end of Fairway must be thinned out.
4. We want to develop a plan for maintenance of the new trees and shrubs at the entrance.
5. We want to revitalize or replace the shrubs at Juno Pond.
6. Late Spring—plant annuals, trim and fertilize roses

C. Compliance action:

1. We have a few homeowners who do not maintain their landscaping and we intend to be more proactive in helping them address this.
2. Additionally, a number of driveways are badly cracked and deteriorated which is against the covenants and we need to find ways to help homeowners repair the driveways

D. Activities for 2013:

1. 4<sup>th</sup> of July Parade--June
2. Garden walk with prizes. Funds raised would go toward common area maintenance for projects like Juno Pond landscaping--
3. Garage Sales
4. Neighborhood clean-up



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E. Jobs to advertise on Website (have people sign up there):

1. Trimming--March
2. Annuals planted—May-June
3. Leaf pick-up spotters for 5 Mondays in Fall, contact Mario Borelli
4. Snow removal spotters, contact Jim H.
5. Xmas lights put up—Saturday after Thanksgiving, contact Joy Sholty
6. 4<sup>th</sup> of July Parade committee chair
7. Garden Walk Committee Chair
8. Neighborhood clean-up Committee Chair

F. Dates:

1. Garage sales have been slated for May 31<sup>st</sup>/June 1 and the Fall sale for Sept. 13-14.
2. Board Meeting dates slated for 2<sup>nd</sup> Wednesday every other month beginning with March meeting. Additionally, the Board meets for the General Meeting in February.
3. 4<sup>th</sup> of July Parade-Thursday 9:30 a.m.