

**MAPLEWOOD COMMUNITY ASSOCIATION
BOARD OF DIRECTOR ELECTED OFFICERS**



See newsletter for contact details



VISIT US ON THE WEB

www.maplewoodcommunity.org

EMAIL US

maplewood.community@yahoo.com



Mark Your Calendars

Covenant Ballots - Return promptly

Tox-Away Day - Saturday, September 10th

Board Meeting - Monday, September 12th 7p - St Joe Community Hall

Johnny Appleseed Festival - Saturday, Sept. 17th - Sunday, Sept. 18th

Association Garage Sale - Friday, Sept. 23rd - Saturday, Sept. 24th

Tire Amnesty Day - Saturday, October 1st

Brickworld & Maker Faire - Sat. Oct. 1st - Sun. Oct. 2nd - discount for MCA see flyer

General Meeting - Monday, October 10th 7p - St Joe Community Hall

Board Meeting - Monday, October 24th 7p - St Joe Community Hall

Due; Assessment - payable by October 30th

Holiday Lighting Contest - Register now through November 7th

Legal News: Covenants

As a result of the Member's attorney meetings, the Board passed a Resolution on August 22nd addressing concerns of violations resulting from adoption of the covenants. The Resolution, assures Members it is not the intent of the Board or any future Board to ever take action against Members granted a variance. The implied variances are to be recognized as the grandfather clause. Members' wishing a signed variance for existing violations simply need to make a formal request through the web site or to the Board c/o 6417 Birchdale Dr. with your concerned subject and address.

SUPPORT the Covenants!

ENSURE the continuance of:

- ✓ Snow Removal
- ✓ Entrance Landscaping
- ✓ Holiday Events
- ✓ Garage Sales
- ✓ Entrance Signage

**"Grandfather in"
your property!**

Visit us on the web: www.maplewoodcommunity.org

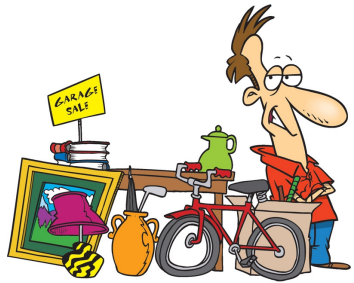
Email us: maplewood.community@yahoo.com

COVENANTS cont'd.

After adoption of the covenants, changes or upgrade to the property outside of the covenant restrictions require a written variance. Example, a pre-existing 8' fence is worn and the Member plans to replace it next year with an 8' fence; this situation received an implied variance under the Board Resolution covenant Article 3.4(e) and prior to implementation the Member requests a variance for the new 8' fence.

In general, Covenants are restrictions to the property; Owners should respect the Covenants; Covenants are enforceable by its Members; its Members are the 417 properties; the 417 properties united are the Association.

Reference the **pink insert** for covenant adoption progress.



FALL GARAGE SALE

September 23 - September 24

An Association placed newspaper ad for 3 days with signs at the entrances.

Increase your sale exposure by placing your own ad for free on craigslist.com

Holiday Lighting Contest with a Twist

Register your address for judging to Win \$25



Contest Rules:

- Be a paid Member
- Enter your address for the contest by November 7th
- Watch the next newsletter for competing addresses



To Enter: Email your address to

maplewood.community@yahoo.com;

in person at the General Meeting see newsletter for more information.

Check out the City Ordinance Website

[http://amlegal.com/nxt/gateway.dll/Indiana/ftwayne/fortwayneindianacodeofordinances?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:fortwayne_in](http://amlegal.com/nxt/gateway.dll/Indiana/ftwayne/fortwayneindianacodeofordinances?f=templates$fn=default.htm$3.0$vid=amlegal:fortwayne_in)

Budget / Dues Assessment Oct'11 - Sept'12

In accordance to Indiana IC 32.25.5, this communication to Members establishes the budget for October 2011 - September 2012 and was used to calculate the annual dues assessment. Your annual dues assessment dated October 1, 2011 is enclosed with this newsletter and is payable by October 30, 2011.

* Note, association dues are a tax-deductible expense.

Repair & Maintenance:

Snow	3,000	winter 2011 - spring 2012
Entrances	5,180	needs to include watering not quoted for 2011

Social Events 800 Easter Bunny, Holiday Lighting, Garage Sales, Optional Social gathering dependent on R&M costs.

Legal / Insurance 1,550

Newsletter / Dues Collection 1,165

Capital Investments:

Entrance Signage 200

Total Budget 11,895

Annual Dues Assessment:

417 homes less Maplecrest 18ea and Trier 23ea = 376 x \$30 =	11,280
Maplecrest and Trier = 41 x \$15 =	<u>615</u>
Total Dues Assessed	11,895
Projected vacancy shortfall (375)	

General Meeting - October 11th 7p

New Business:

- Covenant adoption status report
- Per Article 2 of the bylaws, the MCA Board of Directors shall consist of 11 - 19 Directors. Self-nominations will be accepted until Sunday, October 9th through email maplewood.community@yahoo.com or phone 485-9182 and in person at the General Meeting. Board elections will follow the open floor self-nominations. Elected Board Members will have their first meeting Oct. 24th 7p to elect Officers.

It's anticipated that 5 Board of Director positions will be available.

- Per Article 3 of the bylaws, the MCA Board of Directors shall elect 5 - 7 Officers at its first meeting scheduled for Oct. 24th.

It's anticipated that 5 Officers will seek re-election.

Bylaws are available at www.maplewoodcommunity.org for more details.

Remember to Report **ALL SUSPICIOUS ACTIVITY** to the police:

Non-Emergency calls: 427-1222

Website: <http://www.fwpd.org/daily/>