



Everyone Impacts
Our Neighborhood



MCA Officers (Elected by the Board of Directors)

Bylaws Position	Board Elected	Contact
President	Larry Keeling	485-9182
VP Administration	Paul Cordray	760-2060
VP of Membership	Carmen Langston	341-5541
VP of Publicity	Volunteer Needed	
VP of Social	Tony Gualtieri	740-361-6513
Secretary	Mike Barrett	485-9052
Treasurer	Joan White	486-1995

MCA Board of Directors Self-Nominations @ October General Meeting

Bylaws Position	Member Elected	Contact
At Large	Larry Keeling	485-9182
At Large	Volunteer Needed	
At Large	Arlin Filler	486-4249
Beaverbrook	Carmen Langston	341-5541
Birchdale (Gardens)	Joan White	486-1995
Birchdale (Park)	Evelyn Harges	485-4692
Brooklawn & Woodcrest	Tamara Wallen	241-3057
Clovercrest	Helen Gochenour	485-5553
Fernbank	Cindy Smith & Jim Brown	485-0277
Glenview Dr & Glenview Ct	Roger & Rita Poitras	485-5407
Kenfield & Lawnwood	Tony Gualtieri	740-361-6513
Kirkdale	Earl & Dee Welty	485-7161
Maplecrest	Joe Rich	417-6163
Midfield	Mike & Marie Barrett	485-9052
Oakleaf	Volunteer Needed	
Sandhurst	Volunteer Needed	
Springwood	Maryanne Rich	417-6163
Sunland	Volunteer Needed	
Trier	Joe Rich	417-6163
Wedgewood	Paul Cordray	760-2060

Architectural Control Committee

Covenant Position	Member Elected	Contact
	Mike Barrett	485-9052
	Paul Cordray	760-2060
	Rick Jennings	494-5982



www.maplewoodcommunity.org
maplewood.community@yahoo.com

**MAPLEWOOD
COMMUNITY ASSOCIATION**

Fall / Winter 2014 Newsletter



- September 12—13..... Association Fall Garage Sales**
- September 20—21Johnny Appleseed Festival
- October 1..... Dues Invoice enclosed w/newsletter**
- October 2.....Officers Meeting @ FBC 7p
- October 4Tire Amnesty Day 9a-noon
- October 13 Association General Meeting**
- October 27Board Meeting @ FBC 7p w/Officer elections
- October 30..... Dues Invoice payable date per Covenants**
- November 10.....Veterans Day
- November 27.....Thanksgiving
- December 25.....Christmas



Association General Meeting

Monday

October 13th 7:00 P.M.

Faith Baptist Church Meeting Room



Discuss / Update: Snow Removal, Legal Expenses, Review ACC Form, Discuss Covenant Penalties as needed regarding non-payment and ACC violations

Member Action Items: Board of Directors nomination night; Officer elections and organization on October 27th

Refreshments and an opportunity to meet your neighbors.

History: In 2012, our covenants were amended and restated. The covenants along with your elected Board and ACC are intended to help uphold/retain property values while providing a positive and attractive community to raise your family.

Important Reminder: Within the amendments to the covenants, the assessment dues went from voluntary to a mandatory basis to address the repetitive complaints about those among us who benefit but refuse to pay their fair share.

Actions Taken: The Board at your direction elected to phase in this mandatory aspect. Members voted not to file liens against delinquent 2012 dues. **Continued** →

Continued from front page Actions Taken: In May 2014, Members voted to file liens commencing with delinquent 2013 dues and they will continue to be filed annually. Many volunteer hours and resources have been exhausted from the collection of \$15 and \$30 assessment dues...

Penalties: Late charges and interest charges were levied to help offset these expenses and the Board's final act of leniency has been to exclude these penalties in the liens filed for non-payment of October 2013 dues.

On Notice: Our covenants are in full force and every applicable cost will be passed on as a lien to properties for failure to pay dues effective with the October 2014 invoice enclosed with this newsletter which is payable by October 30, 2014.

Understanding: The Board makes multiple attempts to collect the dues including its final attempt in the Spring newsletter where outstanding member addresses are listed; which is no different than the city publishing delinquent property taxes. The spring publication is a service to all members of the association. It is the non-paying members final notice prior to the additional debt for legal expenses incurred, it enables members to calculate the projected legal costs that have to be paid upfront to the attorney as well as the income shortfall for the current fiscal year.

In Closing: This financial data impacts the budget/dues assessments for the coming year. It is a significant impact; all members should take notice.

Budget / Dues Assessment Oct'14 - Sept'15

Repair & Maintenance:		
Snow	3,900	winter 2014 - spring 2015
Entrances	2,800	
Social Events/Misc.	922	dependent on R&M costs
Insurance	546	
Legal	3,769	
Newsletter / Dues Collection	758	
Capital Investments:		
Entrance Signage	0	
Total Budget	11,895	



Annual Dues Assessment: 417 homes in the Association	
Maplecrest 18 homes @ \$15	270
Trier 23 homes @ \$15	345
Remaining 376 homes @ \$30	<u>11,280</u>
Total Dues Assessed	11,895

In accordance to Indiana IC 32.25.5, this communication to Members establishes the budget for October 2014 - September 2015 and was used to calculate the annual dues assessment. Your annual dues assessment dated October 1, 2014 is enclosed with this newsletter and is payable by October 30, 2014. Note, association dues are a tax-deductible expense. (MCA is a 501c7 corporation.)

Architectural Control Committee

Activity Report Mar'14-Aug'14

New/Replacement construction applications - 3

6xxx Trier Rd. / 6xxx Trier Rd. / 4xxx Maplecrest Rd.

General construction inquiries - 1

Grievance issues - 1 pending resolution



Use the form found on the website to communicate with the ACC
http://www.maplewoodcommunity.org/wp-content/uploads/2012/12/ACC_Form.pdf



The ACC form enables you to more effectively communicate your property changes or grievances in a standardize fashion which speeds the overall process. Failure to obtain prior approval is a covenant violation.

Covenant violations are subject to possible fines, legal costs and failure to pay said special assessment can also lead to a property lien.

Step forward @ October 13th General Meeting

Bylaws Article 2—Board of Directors
 Consists of a maximum of three (3) at large positions and a minimum of ten (10) street directors.

Bylaws Article 3—Officers
 Consists of a President, two (2) - four (4) Vice Presidents, Secretary, and a Treasurer.

Covenants Article 3—ACC (Architectural Control Committee)
 Consists of three (3) members to provide approval of construction and a forum to address grievances. Presently no openings on the ACC.



Snow Removal Services

Snow plowing will begin when there has been a 2 inch snowfall from one storm. Main intersections are salted when needed. The city plows according to priority.

