



[www.maplewoodcommunity.org](http://www.maplewoodcommunity.org)  
[maplewood.community@yahoo.com](mailto:maplewood.community@yahoo.com)



**MCA Officers** (Elected by the Board of Directors)

**Bylaws Position**

President  
 VP Administration  
 VP of Membership  
 VP of Publicity  
 VP of Social  
 Secretary  
 Treasurer

**Board Elected**

Larry Keeling  
 by legal subcommittee  
 Carmen Langston  
 Volunteer Needed  
 Patty Brown  
 Mike Barrett  
 Joan White

**MCA Board of Directors**

Self-Nominations @ October General Meeting

**Bylaws Position**

At Large  
 At Large  
 At Large

**Member Elected**

Arlin Filler  
 Larry Keeling  
 Dick & Jean Uhrick

Beaverbrook  
 Birchdale (Gardens)  
 Birchdale (Park)  
 Brooklawn & Woodcrest  
 Clovercrest  
 Fernbank  
 Glenview Dr & Glenview Ct  
 Kenfield & Lawnwood  
 Kirkdale  
 Maplecrest  
 Midfield  
 Oakleaf  
 Sandhurst  
 Springwood  
 Sunland  
 Trier  
 Wedgewood

Carmen Langston  
 Joan White  
 Mary Keeling  
 Paul Cordray  
 Helen Gochenour  
 Cindy Smith & Jim Brown  
 Volunteer Needed  
 Paul Cordray  
 Earl & Dee Welty  
 Joe Rich  
 Mike & Marie Barrett  
 Patty Brown  
 Patty Brown  
 Maryanne Rich  
 Paul Ward  
 Joe Rich  
 Volunteer Needed

**Architectural Control Committee**

**Covenant Position**

**Member Elected**

Mike Barrett  
 Paul Cordray  
 Rick Jennings

See Newsletter for Contact Information.




Knock, Knock...  
 Who's there?  
 Little Old Lady...  
 Little Old Lady Who?  
 I didn't know you could yodel...



Fall / Winter 2016 Newsletter



**MAPLEWOOD  
 COMMUNITY ASSOCIATION**

- August 29.....Board Meeting 7p
- September 9-10 ..... Association Fall Garage Sales .....** 
- September 10 .....Tox-Away Day [acwastewatcher.org](http://acwastewatcher.org)
- September 17-18 .....Johnny Appleseed Festival
- October 1 ..... Dues Invoice enclosed w/newsletter**
- October 1 .....Tire Amnesty Day [acwastewatcher.org](http://acwastewatcher.org)
- October 3.....Officers Meeting @ 6220 Birchdale Dr 7p
- October 10 .....Association General Meeting**
- October 24 .....Board Meeting 7p w/Officer elections
- October 29 .....St. Joseph Township Fire Dept Halloween
- October 30 ..... Dues Invoice payable per Covenants**
- November 24 .....Happy Thanksgiving
- December 21 .....Holiday Lighting Contest and Judging**
- December 25 .....Happy Holidays and safe travels

**Fall General Meeting  
 Monday, October 10th 7:00 P.M.  
 St. Joseph Township Fire Station Hall**

Maplewood Gardens  
 and Maplewood Park  
 Your meeting is called to order...


Per our bylaws a quorum is 1/10 of membership to conduct business, collectively 42 homes must be presented. No proxies issued for this meeting.

The meeting will cover officer reports; invited guest speakers: FWPD liaison officer and Paul Ensley, City Council; open Q&A forum as needed regarding the ACC forms and covenants. Open the floor to new business and member concerns.

**Member Action Items:** Board of Directors self nomination night; all elected Board of Directors will meet October 24<sup>th</sup> for organization and officer elections.

**LIVING IN A GOOD NEIGHBORHOOD ISN'T A RIGHT; IT'S A RESPONSIBILITY.**

**Saturday, October 29th a Safe Halloween Celebration  
 sponsored by St. Joseph Township Fire Dept.**

**Free community Halloween event. Come in costume or just as you are for games, fun and treats. Safer than going door to door, shelter in case it's raining and see their equipment up close... Watch the LED sign or follow them on Facebook for specific event times. Direct donations graciously accepted.** 



# Architectural Control Committee

Activity Report Aug'15-Jul'16



New Construction...1 room addition, 1 fence and 3 sheds.  
 Replacement / Improvements...2 roof replacements & 2 shed modifications.  
 General Inquiries...shed restrictions, pets allowed and when to send/use form.  
 Grievances Reported...too much noise, construction without permits and parking on the lawn.

### Did you know it's a covenant violation for failing to get prior approval...?

As a general guideline, any permanent fixture requires prior authorization; i.e. roof, fence...  
 Temporary fixtures do not require authorization such as inflatable pools.

Establish your scope of work, complete the first page of the ACC form (found on the website or call the committee for a copy) and return it by email for the fastest turn around (about a week).

Utilizing the ACC form enables you to more effectively communicate changes or grievances in a standardized manner and creates the paper trail to protect all parties.



## It's that time again...



The city has provided the paint; we need your help to paint the fire hydrants; upon completion/inspection you'll receive \$10 per hydrant. Call Mike Barrett for details; a great chance for teenagers to get involved, work with friends & earn a few bucks.

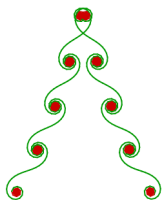


Maplecrest widening update: Environmental documents are pending federal approval before the city can proceed with right-of-way acquisitions. Pending approval, in September 2016 the city will start approaching adjacent property owners with settlements. Properties with entrance signage need to jointly notify and meet with MCA to discuss alternate signage locations.

## Entrance design reminders...

Only a couple designs have been submitted for consideration with an estimated cost of \$7,000 per entrance. This advance planning will minimize the need for a special assessment to fund these capital expenditures. Don't miss this opportunity for input into our recognition and its cost to you and the neighborhood as a whole. No firm deadline has been established yet but that's no excuse to delay; submit your ideas ASAP.

Leaves can be raked to the curb but not into the street or bag them.  
 The city's leaf collection schedule will be distributed in the utility bill.



## HOLIDAY LIGHTING CONTEST

by December 21st judging by a panel of 3 judges  
 Categories: Best use of Theme  
 Best use of Color  
 Most Lights



Hello and welcome to our 13 new residents. Thank you for choosing to make your investment here. Covenants are accessible directly from the website or hard copies can be delivered upon request too.

## Budget / Dues Assessment Oct'16 - Sept'17

Repair & Maintenance:		
Snow	5,140	winter 2016 – spring 2017
Entrances	1,600	
Social Events/Misc.	1,140	dependent on R&M costs
Insurance	614	
Legal	2,500	
Newsletter /		
Dues Collection	901	
Capital Investments:		
Entrance Signage	0	
<b>Total Budget</b>	<b>11,895</b>	



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

In accordance to Indiana IC 32.25.5, this communication to Members establishes the budget for October 2016 – September 2017 and was used to calculate the annual dues assessment. Your annual dues assessment dated October 1, 2016 is enclosed with this newsletter and is payable by October 30, 2016. Maplewood Community Association is a 501c7 corporation.

## Legal News / Stats

Unfortunately, the association had to begin filing liens against properties for unpaid dues assessments. This caused upfront legal expenses which for the most part are recouped as the liens are paid.

This summary is current through August 2nd.

<u>Dues Year</u>	<u>Liens filed</u>	<u>Paid</u>	<u>Delinquent/Future Foreclosures</u>
2013	100	78	22
2014	19	6	13
2015	16	0	16

Another curtesy reminder was mailed encouraging Members to pay the outstanding liens before we're forced to foreclose on the properties at an additional/significate expense. Per Indiana Code § 32-28-14-8, the statute allows for home owners associations to foreclose on its liens in years 1-5 of issue.