



May 2004 Newsletter

## Introducing Deerfield Village's New Board of Directors

Have you heard the news? There's a brand new Board of Directors in the neighborhood! At the recent Deerfield Village Home Owners Association (DVHOA) meeting on Friday, April 30th, the following individuals were elected to the Board:

**Brady Bernard** - President  
**Ryan Reddick** - Vice President

**Shawna Mennel** - Treasurer  
**Sandi Zimmermon** - Secretary

This newly formed Board has united and has made a firm commitment to Deerfield Village to help build a stronger neighborhood; to do what it takes to help improve the appearance of our neighborhood to protect our investments; and to help make it a safe, enjoyable place for everyone to live.

The Board would like to give a special thanks to **Jason Bean**, the prior Board President and **Janice Juergens**, the prior Board Treasurer for all of their work over the past year.

## Letter from the Board

Welcome to the first newsletter communication under the direction of the new Board of Directors. We understand the importance of communication, and plan to publish the newsletter bi-monthly. Copies of the newsletter will be posted on the DVHOA website for easy reference, and beginning July, the newsletter will be mailed to every Deerfield Village address.

We will also begin publishing a Treasurer's Report to show residents how the homeowner association dues are being spent. We feel it is very important to share this information with everyone so they can see the many expenses which need to be paid each month, quarter or season and what it costs to maintain the neighborhood and the DVHOA.

We would also like to remind all residents that the current 2004 homeowner association fees are now due. The amount due is \$120.00 (payable to the DVHOA) and must be paid by May 31st. It is very important to ensure your dues are paid by this date. Any unpaid dues will face additional interest charges, possible attorney fees and a lien against the resident's property. (see section 5.8 of the Covenants) If anyone needs a copy of the bill, please contact Shawna Mennel via e-mail : [treasurer@dvhoa.com](mailto:treasurer@dvhoa.com)

On a different note, has anyone noticed some of the improvements being made to the entry way of Deerfield Village? The light in front of the Deerfield sign has been fixed. We have removed the weeds, cleaned up around the sign and added red mulch. This weekend, we will work on the other side of the entry way to remove weeds, add mulch and plant flowers. We are currently working with a vendor to repair the broken sprinklers.

Speaking of improvements, neighborhood clean up will be a major focus initiative for the Board. We must all follow the Covenants rules to ensure Deerfield Village looks nice at all times - this is an immediate way for us to help improve our property value. If you drive around the neighborhood today, you will see many problems which are in direct violation of the Covenants. Some examples include: disabled vehicles in driveways, properties with tall grass, weeds, broken mailboxes, trash, broken items, broken garage doors, wood piles, and other items laying around in plain site of neighbors.

**What do we have planned:** A neighborhood clean -up day on Saturday, May 22nd! This is an opportunity for volunteers to improve the common areas as well as an opportunity for residents to discard any trash, wood, broken items, etc.; get disabled vehicles moved into garages; address tall grass and weeds; and fix other property violations. To help residents discard trash, we will have a dumpster available in the neighborhood the weekend of May 22nd. The dumpster will be placed on the back street, between the two lakes. (Please note that you cannot discard large appliances in the dumpster.)

**And finally, we will be having a neighborhood garage sale on Saturday, June 5th** to help residents get rid of additional unwanted items around their house or in their garage. Both of these events are being planned by the DVHOA Social Committee. The neighborhood sale will be advertised in the paper and with signs. We will also have balloons available to place on mailboxes for anyone having a sale.

**We sincerely appreciate everyone's support to help get our neighborhood back into shape!!**

*Coming together is a beginning, staying together is progress, and working together is success.*

*Henry Ford*



## DVHOA Covenants

Does everyone have a copy of the Declaration of Covenants, Conditions and Restrictions of Deerfield Village? The Covenants are a declaration of rules and regulations that all residents of Deerfield Village must follow.

All residents should have reviewed, signed and received a copy of the Covenants upon the closing of their homes. If you purchased your home at a later date and did not receive a copy of the Covenants, please contact the Board immediately and they will be glad to bring you a copy. You can also access a copy on the DVHOA website at [www.dvhoa.com](http://www.dvhoa.com) very soon. If you are renting or leasing your property, please contact a member of the Board with the owner's name, phone/address so they can ensure the owners have a copy of the Covenants as well.

We hope everyone understands the importance and value of the Covenants. These rules and regulations are important for all of us to live by. Following the guidelines will help maximize everyone's property value. If you should have any questions about the Covenants at any time, please contact a member of the Board.

## Architectural Approval

Did you know that the Deerfield Village Covenants require written approval from the Architectural Committee & Board of Directors prior to doing exterior modifications to your house or other exterior changes to your property?

Some examples of modifications requiring approval are: room additions, decks, porches, fences, changes to exterior colors of homes, antennae, satellite dish, outside doors, permanent basketball goals, etc.

Many residents have already made modifications to their homes or exterior properties and have not received written approval from a prior Architectural Committee and Board.

The Board and Architectural Committee wants to work with all residents to ensure they receive the proper written approval as stated in the Covenants. As long as the modifications made are in line with the Covenants rules and are "harmonious" to the rest of the neighborhood, there is just a formality of getting the Architectural Control form signed.

The Board would like to encourage all residents who have already made modifications to simply complete the "Request for Architectural Control" form at the back of the newsletter (also note your modification is complete) and return to the address listed on the form. A member from the Architectural Committee will then contact you. It's as simple as that!

If you have started any modifications or plan to make any future modifications, please also complete the "Request for Architectural Control" and submit your request today.

If you should have any questions for the Architectural Committee, you can now contact them via the DVHOA website.

## Check Out the DVHOA Website

Have you had an opportunity to check out the DVHOA website? If not, go out and take a look when you get a chance. Just go to <http://www.dvhoa.com>

Some things you will find on the website:

- **Neighborhood News**
- **Upcoming Events**
- **Important Documents Coming Soon:** (Covenants, Architectural Request Form)
- **E-mail addresses** for the Board, Architectural Committee and Social Committee
- **Money Saving Tips**
- **Classifieds** (post items for sale or trade; post babysitting services or lawn care services, etc.)



## Important Covenant Reminders...

From time to time, something happens to your vehicle and it must be fixed. However, when this occurs, you must work on your vehicle within your garage. **Section 6.9 - Motor Vehicle Repair, Deerfield Village Covenants state:** The repair of inoperative motor vehicles or material alteration of motor vehicles shall not be permitted on any Lot unless entirely within a garage permitted to be constructed per the terms of the Declaration.

**Section 6.18 - Semi tractor trucks, trailers, etc., Deerfield Village Covenants** *No semi-tractor trucks, semi-trucks, semi-tractor trailers, boats, campers, mobile homes, disabled vehicles, and/or trailers* shall be permitted to park on the Property or Lot unless fully enclosed in a garage, or unless the same is necessary and incident to the Declarant's, builder's or Association's business on the Property.

**Section 6.16 - Unsightly Growth** In order to maintain the standards of the Property, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Property, and no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon. Failure to comply shall warrant the Declarant or the Association to cut the weeds or clear the refuse from the Property at the expense of the Owner, and there shall be a lien against said Property for the expense thereof, which lien shall be due and payable immediately. If such lien is not promptly paid, the Association or the Declarant may file suit and recover such amount together with reasonable attorney's fees and costs of collection.

## Additional Reminders

Did you know that it is illegal to park in your driveway and block the public sidewalks? Many residents have multiple vehicles in their driveway and are currently blocking the sidewalks. There have been many resident complaints because families cannot walk around our neighborhood using the sidewalks.

In addition, it is also illegal to park your vehicles "facing the wrong way" on the streets.

Not only are these items illegal, but they make the neighborhood look poorly. Please be courteous to your neighbors and move all vehicles which are blocking the sidewalk, and ensure the sidewalk remains clear at all times. Please also remember to park along the streets "with the flow of traffic", not against traffic. And if you have guests, please remind them as well.

Thank you in advance for moving your vehicles!

Many children are often drawn to the lake areas. The Board would like to remind parents to speak with their children about playing near the lakes.

These are man-made lakes and are primarily used for drainage. This is dirty water and it is not safe to play around. In addition, many children play in the concrete "spillway" between the two lakes in the middle of our neighborhood. They throw large rocks into the water and place rocks in the "spillway" to use as stepping stones to cross the grassy hills. These rocks accumulate and block the water flow which causes additional debris & buildup. The rocks which have been thrown into the water now need to be replenished, which will be an extra cost to the Association.

It's that time of year for fishing and the Board would like to remind all residents who like to fish to be respectful of private property. Do not cross private property to fish (unless approval has been given in advance) and do not fish on private property or lean against property fences.



Thanks for your cooperation.



Just a gentle reminder that all pet owners are responsible for their pets. Keep your pets safe... keep your pets on leashes or properly restrained at all times.

In addition, if you are walking your dog and choose to stop in a common area, please remember to clean up after your pet. Your neighbors would greatly appreciate it.

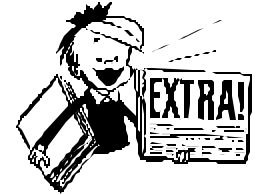
## Deerfield Village Social Committee

We are pleased to announce that Deerfield Village now has a **Social Committee**. This committee will be planning many events for the neighborhood such as annual garage sales, neighborhood block parties, and much more. This committee will also help coordinate the neighborhood clean-up day, organize DVHOA meetings (special guests, refreshments, etc) and many other fun activities.

The committee consists of:

**Hanh Clark** - Social Committee Leader  
**Matt Clark** - Committee Member  
**Kurt Houk** - Committee Member

**Angel Reddick** - Committee Member  
**Sandy Bernard** - Committee Member



As noted on page 1, Deerfield Village will have a neighborhood Clean Up Day on Saturday, May 22nd. If you are interested in volunteering to help on clean-up day (work in common areas, the entry way, plant flowers, or assist neighbors who may be unable to complete outside tasks) please let us know by completing the sheet at the end of the newsletter or click on the Social Committee link on the DVHOA website. In addition, if you are a resident who needs help with outside tasks, please complete the above referenced sheet or contact the committee via the DVHOA website.

As the committee begins to plan events, there will be plenty of opportunities for volunteers to help. They would also love to hear your suggestions to help bring the neighborhood closer together. You can contact the committee by completing the form at the end of the newsletter, or you can contact them via the DVHOA website.

### Neighborhood Committees - Volunteer Opportunities Coming Soon

Do you enjoy helping out and want to make a difference? In the very near future, the Board will be looking to add additional committees to the DVHOA. There will be many opportunities for residents to join these committees to take an active role in the neighborhood. Watch the DVHOA website and the upcoming newsletters for more information. If you're not interested in joining any committees, you may want to think about volunteering instead. More to come...

**Calendar Events:**

**Saturday, May 22nd - Deerfield Village Neighborhood Clean-Up Day**  
**Saturday, June 5 - Deerfield Village Neighborhood Garage Sale**

**Tentative Dates:**

**Early September - Deerfield Village Neighborhood Party**  
**First Weekend in October - Deerfield Village Fall Garage Sale**

### Handy Contact Information

**Mayor's Action Center: 327-4622**  
 Call for: Abandoned Vehicles  
 Call for: Animal Control

**Southport Post Office: 464-6827**

**Southport Library: 269-1873**

**Dope Hotline: 327-3673**

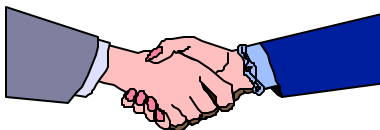
**DNR Nuisance Hotline: 800/893-4116**

**Marion County Sherriff (non emergency)**  
**327-3811**  
**911 (for emergencies only)**

**Board e-mail addresses:**  
 president@dvhoa.com  
 vicepresident@dvhoa.com  
 treasurer@dvhoa.com  
 secretary@dvhoa.com

**IN Poison Center: 800/222-1222**

Let's *All* Work Together to Make Deerfield Village a Great Place to Live!



# Neighborhood Clean-Up Day

I would like to Volunteer to help on the May 22nd Neighborhood Clean- Up Day

I need help on my property on the May 22nd Neighborhood Clean-Up day

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Please complete this form and send to: DVHOA at 8081 S. Madison Ave. #282, Indianapolis, IN 46227 or you may contact the Social Committee via DVHOA's website

A member of the Social Committee will call you to discuss. Thanks!

# Social Committee Suggestions

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Suggestions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please complete this form and send to: DVHOA at 8081 S. Madison Ave. #282, Indianapolis, IN 46227 or you may direct suggestions to the Social Committee via DVHOA's website

# DVHOA Comments / Suggestions

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Suggestions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please complete this form and send to: DVHOA at 8081 S. Madison Ave. #282, Indianapolis, IN 46227 or you may direct questions/comments to the Board via e-mail.

