

# SPRINGMILL CROSSING CROSS-TALK

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## MEETING REMINDERS

Homeowners are encouraged to attend monthly Springmill Crossing POA board meetings, held at 7:00 pm (during the winter) via Zoom (link available from Board President). The next three meetings are:

- January 16 (Carmel Library)
- February 6
- March 5

Meeting minutes are posted under the at [www.springmillcrossing.org](http://www.springmillcrossing.org).

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## BOARD OF DIRECTORS

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## NEWSLETTER/WEBSITE

JEREMY GLOWACKI, EDITOR

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## WE STILL NEED YOUR SIGNED PROXY

During the December POA board meeting, a \$600 annual dues assessment was approved by unanimous board vote, and the decision was made to hold a special meeting on **January 16, at 6:30 p.m. at the Carmel Library**, to approve a \$500 special assessment for pool repairs.

Thanks to everyone who has already paid their annual dues early and turned in their proxy. If you have not yet sent in a proxy, please do so by January 14.

As communicated in last month's newsletter, the conclusion of the pool season brought to light significant issues. It was determined that three out of six skimmers in our 35-year-old pool needed replacement due to excessive leaks. This initial repair alone presented a substantial expense.

The situation escalated following commencement of the skimmer replacement in November. Upon further inspection, our pool management company identified deeper damage extending into the trunk line pipes beneath the concrete pool deck.

Failure to address this now could render the pool inoperable and non-compliant with Board of Health standards in 2024. The revised repair estimate now stands at \$161,000, encompassing replacement of all six skimmers, full piping overhaul, and complete replacement of the

concrete deck surrounding the main pool. The board is confident that this is the necessary path forward. An additional assessment of \$500 per home is needed to pay for this large repair.

A special assessment entails a 30-day notice for a special meeting, during which a majority vote (51%) of a quorum of 60% of our 332 owners (199), either in-person or by signed proxy, is required to approve the assessment. In the event of non-approval, a subsequent meeting will be convened 30 days later, requiring half of the initial number of votes for approval (100). Proxies turned in for the first meeting are still valid for 11 months, per Indiana state law.

If approved on the first vote, the \$500 special assessment will be due February 29, 2024. If the meeting falls short of the required quorum, then the next meeting would be held February 15, at 6:30 at the Carmel Library, with the \$500 special assessment due on March 7.

January 31 is the deadline for annual dues assessment payments of \$600 per home, whether you received a notice or not. Mail your check (payable to Springmill Crossing POA) to P.O. Box 421, Carmel, IN, 46082-0421. Those who fail to pay their dues on time or by the late-payment deadline of February 15 (with the \$50 late fee assessed) will be charged an additional \$25 fee and have a lien applied to their property. More fees apply to further missed deadlines.

**THANK YOU FOR YOUR SIGNED PROXY AND EARLY DUES PAYMENT!**



## WINTER REMINDERS AND SNOW REMOVAL

With more winter weather just around the corner, please keep in mind some snow-related policies and procedures for SMX.

Springmill Crossing's snow removal and salting on both main roads (Springmill Blvd. and Silver Stream) and side streets is being handled entirely this season by the City of Carmel. City plow drivers will plow when they do a full city plow, which is after three inches of snow have fallen.

It is important to know that even when Carmel does a full city plow, it may take a few hours to get to the smaller side streets depending on the severity of the snowfall. The City will always

prioritize keeping main and secondary roads clear but will eventually get to the smaller roads when their crews are all caught up.

Please mark the edges of your yard with a few reflector poles to provide visibility for snowplow trucks, especially on curves. Please refrain from parking on the streets during snowstorms and don't shovel or blow snow back into the street from your driveway entrances after the plows go through.

Sidewalks in front of your house are your responsibility to keep clear, and frozen retention ponds near the SMX pool are strictly off limits to sleds and ice skaters.

## REMINDERS

### NO TRAILERS, BOATS...

In SMX, no boat, RV, or truck (one ton or larger in size) is allowed to be parked overnight or longer on any lot or street in the development, unless it is not visible to the occupants of other lots in the development (such as in a garage), or the users of any street in the development. The same goes for trailers. Please store them elsewhere.

### PIPELINE IS PRIVATE

Please note that the pipeline area that cuts through the middle of the neighborhood is not "common area." Please do not walk your dogs, ride your motorcycle, hit golf balls, fly your drone, or any other activity along the pipeline, unless you either live there or are an invited guest of one of the owners.

### HIDE YOUR CONTAINERS

Put your trash and recycling containers away on non-pickup days. It's part of POA bylaws and also a way to help keep SMX an attractive place to live. Also, try to keep them out of the street.



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**CONTACT ME TODAY TO GET STARTED!**

*- Eric Rasmussen*

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# 2024 SPRINGMILL CROSSING POA FINAL BUDGET

This 2024 budget for the Springmill Crossing POA was approved during the December 4 board meeting after debate. It will be made possible by your \$600 annual dues and does not yet include the \$161,000 pool repair or \$500 special assessment.

## Income

Member Dues (\$600 x 332 homes):	\$199,200
Cross-Talk Advertising Income:	500
Title Company Closing Cost Fees (\$75 per closing):	750
Interest Income:	12
<b>Total cash inflows:</b>	<b>\$200,462</b>

## Expenses

Pool Management:	\$53,777
Grounds Maintenance:	51,927
Repairs and Improvements (Grounds):	20,000
Pool Maintenance/Repairs (not including major repair project):	20,000
Utilities (Electricity, Gas, Phone, Trash, Water):	15,150
Insurance (Property and D&O):	12,857
Misc. (Postage, PO Box, Supplies, Every-other-year Directory Printing):	3,500
Legal:	2,000
Social:	2,000
Tennis and Pickleball Courts:	1,000
Mailbox Repairs:	600
Taxes:	112
<b>Total cash outflows:</b>	<b>\$182,923</b>

## REMINDERS

### GET A YARD LIGHT

One of the specifics mentioned in our Convenents is ensuring you always have an installed, dusk-to-dawn yard light in your front yard. If you have no yard light or one that needs to be replaced or repaired, the Development Control Committee asks that would work to rectify this. If for some reason this is not feasible, please let us know.

### PAINT YOUR POST

For those of you who did not replace your mailbox and post this year, consider applying car wax to the painted metal box or to spray a clear coat to refresh the paint. Even more important, a lot of mailbox posts are showing wear and tear and are in desperate need for repainting with flat black paint. Thanks for your help in this effort to keep Springmill Crossing from looking its age.



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 Office: 317.347.0533; Cell: 317.525.1145  
[www.angeloaktrecare.com](http://www.angeloaktrecare.com)

## RENOVATIONS REQUIRE APPROVAL

Thinking about updating the outside of your house this fall? That's great news for our 35-year-old neighborhood. However, at least 20 days before starting an exterior renovation or painting project, please submit your plans to the Development Control Committee Chair Shane Kelly at [kelly.shane24@gmail.com](mailto:kelly.shane24@gmail.com).

Full guidelines for this process are available under the Architectural Guidelines and Declaration of Restrictions tabs at [www.springmillcrossing.org](http://www.springmillcrossing.org).

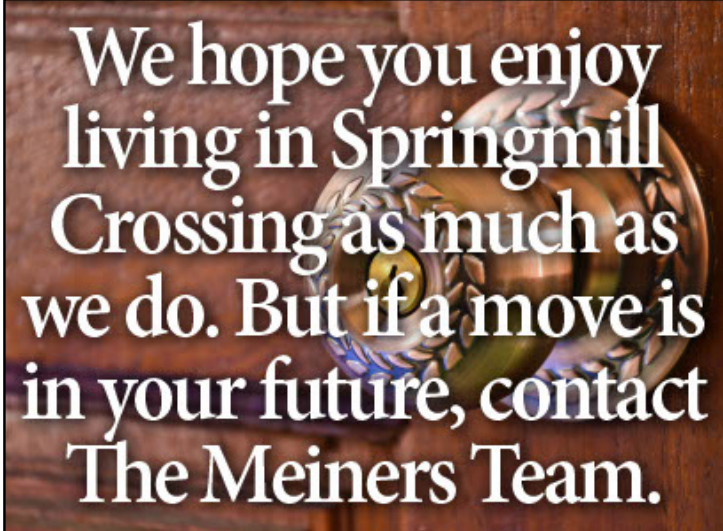
Remember that renovation signs are not allowed at any time.




**DRIVEWAY OR PATIO REPAIRS?**

**CONTACT KEIAN FOR A CONTRACTOR REFERRAL:**

317.517.5454  
[keian.roudebush@irvmat.com](mailto:keian.roudebush@irvmat.com)

We hope you enjoy living in Springmill Crossing as much as we do. But if a move is in your future, contact The Meiners Team.

### The Meiners Team



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