

SPRINGMILL CROSSING

CROSS-TALK

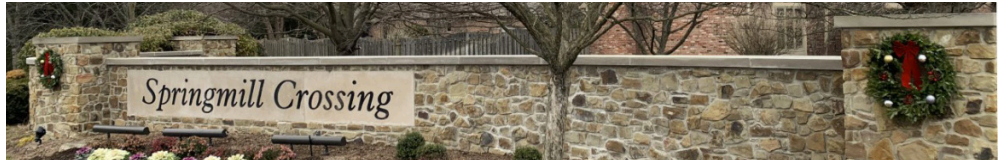
WWW.SPRINGMILLCROSSING.ORG • December 2023 • VOLUME 36, ISSUE 12

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:

- December 4
- January 9
- February 6

Meeting minutes are posted under the at www.springmillcrossing.org.



UPDATE ON A DUES INCREASE AND POOL

Discussions concerning the 2024 POA budget will continue during the Springmill Crossing Property Owners Association board meeting on December 4 at 7 pm, conducted via Zoom. We encourage your participation as we collectively address vital matters affecting our neighborhood's well-being.

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. Coupled with rising operational costs encompassing chlorine and workforce expenditures, it has become evident that an adjustment in dues is necessary. The board deliberated and proposed an increase of \$100/year, bringing the total annual dues for 2024 to \$600.

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.

While the board is convinced this is the necessary path forward, we are actively seeking additional expert opinions on leak repair alternatives and exploring financing options.

To ensure the pool is operational by late May without delays or closures in 2024, the project must be completed before the end of 2023. If we proceed with this project, after much due diligence the board has found it necessary to request an additional assessment of per home to cover the cost of this large repair.

A special assessment entails a 30-day notice for a special meeting, during which a majority vote of a quorum of 60% of our 332 owners, either in-person or by proxy, is required to approve the assessment. In the event of non-approval, a subsequent meeting will be convened in 30 days, requiring half the initial number of votes.

January 31 is the deadline for annual dues assessment payments of \$600 per home, pending the board's approval on December 4.

Your involvement and support during these critical decisions are invaluable. We encourage you to join us in the upcoming meeting to voice your opinions and concerns. Should you have any questions or require further clarification, please do not hesitate to reach out.

Thank you for your understanding and cooperation as we work together for the betterment of our community.

BOARD OF DIRECTORS

JEREMY GLOWACKI, PRESIDENT

379.5630; jglowacki1970@gmail.com

JASON PERFETTI, VICE PRESIDENT

844.7198; mperfetti56@hotmail.com

SHANE KELLY, VICE PRESIDENT

452.5767; kelly.shane24@gmail.com

KEIAN ROUDEBUSH, SECRETARY

517.5454; keian.roudebush@yahoo.com

DAVID FINE, TREASURER

617.803.2525; smxtreasurer@outlook.com

NEWSLETTER/WEBSITE

JEREMY GLOWACKI, EDITOR

379.5630; jglowacki1970@gmail.com



WINTER REMINDERS AND SNOW REMOVAL

Snowy weather is inevitable, so before it gets here, please keep in mind some snow-related policies and procedures for SMX.

Springmill Crossing no longer contracts with a private snow removal company for side streets and cul-de-sacs. The City of Carmel plow drivers know to plow them when they do a full city plow, which is only when there is over 3" of snow on the roads. Otherwise the City will only plow main roads and secondary roads.

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 streets depending on the severity of the snowfall. The City will always pri-

oritize 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.



CENTURY 21[®] Scheetz

ERIC RASMUSSEN

317.900.9108

REALTOR[®] • RASMUSSEN TEAM
Eric@YourIndyTeam.com

#1 AGENT IN SPRINGMILL CROSSING - LAST 6 YEARS!

As a neighbor and a friend, I want to help make the home buying and selling process as easy and stress-free for you as possible.

Please don't hesitate to give me a call, and we can discuss your real estate needs.

CONTACT ME TODAY TO GET STARTED!

- Eric Rasmussen

 **RASMUSSEN TEAM** • YourIndyTeam.com
Your Home. Your Dream. Your Indy Team. YourIndyTeam.com

 Each office is independently owned and operated. Equal housing opportunity.

2024 SPRINGMILL CROSSING POA BUDGET DRAFT

This 2024 budget for the Springmill Crossing POA will be reviewed and voted on during the December 4 board meeting after debate. It will be made possible by your \$600 annual dues and does not 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
Total cash inflows:	\$200,462

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
Total cash outflows:	\$182,923

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.



ROSE REALTY TEAM

Thinking of selling or building?

Call your trusted neighbor for preferred pricing & service!



JASON ROSE

REALTOR® • 317-339-2229

ROSEREALTYSERVICES.COM



kw INDIANAPOLIS
METRO NORTH
KELLERWILLIAMS.

Equal Housing Opportunity



Angel Oak Tree Care

come grow with us

- Emerald Ash Borer Treatment
- Insects and disease control (insects can be especially bad due to mild winter temperatures)
- Quality pruning of shade and ornamental trees and shrubs by certified arborists.
- Tree and stump removal.
- Two-year deep root organic fertilization of trees and shrubs (mild winter and then frosts will damage trees that have leafed prematurely and therefore will need fertilization and perhaps micronutrients)
- Scale treatment
- Complete lawn care (except mowing). Six-application program plus grub control.
- Senior citizen discount for tree removals and trimming (5 percent up to \$100)
- Angie's List Super Service Award
- Member of TCIA (Tree Care Industry Association)
- Check out Steve Courchaine's credentials at www.angeloaktrecare.com
- Insurance supplied upon request.

Stephen A. Courchaine
 B.S. Forestry - Certified Arborist - 40 Years of Caring for Indiana Trees
 Office: 317.347.0533; Cell: 317.525.1145
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.

Full guidelines for this process are available under the Architectural Guidelines and Declaration of Restrictions tabs at 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

imi

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



Bob Meiners
 REALTOR*/Broker
 Cell 317-523-6639 Office 317-846-7751
bobmeiners@sbcglobal.net

Lisa Meiners, CRS, GRI
 REALTOR*
 First Vice President, Residential Division
 PRESIDENTS CLUB LIFE MEMBER
 Cell 317-508-6532 Office 317-846-7751

350 Veterans Way,
 Suite 100
 Carmel, IN 46032



F.C. Tucker Company, Inc.