

# SPRINGMILL CROSSING CROSS-TALK

WWW.SPRINGMILLCROSSING.ORG • December 2022 • VOLUME 35, ISSUE 12

## MEETING REMINDERS

Homeowners are encouraged to attend monthly Springmill Crossing POA board meetings, held at 7:00 pm via a Zoom call, but please confirm. The next three meetings are:

- December 6
- January 3
- February 7

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



## ANNUAL DUES DEADLINE IS JAN.31

The deadline for Springmill Crossing Property Owners Association 2023 annual dues of \$500 is January 31, whether you receive a notice in the mail or not.

To avoid additional fees, your 2022 dues check should be postmarked no later than January 31.

The POA's operating budget (listed inside), which pays for the management of the neighborhood pool and common area lawn services, maintenance, repairs, and improvements, is dependent on the collection dues from all 332 property owners in the neighborhood.

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.

## BOARD OF DIRECTORS

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## WHAT HAPPENS WHEN IT SNOWS

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

Please mark the edges of your yard with reflector poles to provide better visibility for snow plow trucks, especially on curves, but only where absolutely necessary. Please

refrain from parking on the streets during snow storms and don't shovel or blow snow back into the street from your driveway.



Henka Landscape Group has agreed to make an initial pass through SMX after big snow storms and then will followup with full snow removal once that path is complete.

**REMINDER: 2022 ELECTION SIGNS MUST BE REMOVED FROM LAWNS BY NOVEMBER 13**

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**#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*

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## 2023 SPRINGMILL CROSSING POA BUDGET

This 2023 budget for the Springmill Crossing POA was reviewed and approved during the December 6 board meeting after board debate. This budget is made possible by your \$500 annual dues.

Member Dues (\$500 x 332 homes):	\$166,000
Cross-Talk Advertising Income:	960
Title Company Closing Cost Fees (\$75 per closing):	750
Interest Income:	12

**Total cash inflows: \$167,722**

Grounds Maintenance:	\$51,927
Pool Management:	44,692
Utilities (Electricity, Gas, Phone, Trash, Water):	13,400
Repairs and Improvements (Grounds):	15,000
Pool Maintenance/Repairs (New Bathroom/Pump Room Doors; Concrete Repairs):	15,000
Insurance (Property and D&O):	11,981
Snow Removal:	5,500
Misc. Expenses (Postage, PO Box, Supplies):	2,500
Legal:	2,000
Social:	2,000
Tennis and Pickleball Courts:	1,000
Mailbox Repairs:	600
Taxes:	112

**Total cash outflows: \$165,712**

## 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

Please 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.

# YOUR NEIGHBOR AND REALTOR®

## ARE YOU CONSIDERING A MOVE? LET'S TALK!

My name is Melissa, and I've been a Springmill Crossing resident for 15 years! If you or someone you know is thinking about buying or selling, I would be happy to assist throughout the process. Call me today to schedule a free, no-obligation market consultation and receive more information on the value of your home.



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## BYLAWS CHANGE APPROVED

The POA Board recently learned from the neighborhood's retained law firm that a bylaws amendment to allow electronic voting on future changes to governing documents for Springmill Crossing could be made by board vote, rather than a majority of homeowners.

In the December meeting, the board approved this change, as well as an amendment to extend board officer terms from one year to two years, which is how the board already had been operating.



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.

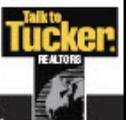
## The Meiners Team



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