

SPRINGMILL CROSSING CROSS-TALK

WWW.SPRINGMILLCROSSING.ORG • January 2021 • VOLUME 34, ISSUE 1

MEETING REMINDERS

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

- January 4 (via Zoom)
- February 2 (via Zoom)
- March 2 (via Zoom)

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



BOARD OF DIRECTORS

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NEWSLETTER/WEBSITE

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POA DUES DEADLINE IS JANUARY 31

The deadline for Springmill Crossing Property Owners Association annual dues of \$500 is 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.

The POA board would like to thank the vast majority of our neighbors for their timely payments. However, every year there are a handful of owners who miss the deadline by accident or due to

financial hardship. To avoid additional fees, your 2021 dues check should be postmarked no later than January 31, whether you receive a notice in the mail 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. Additional fees apply to further missed deadlines. Budget and late-fee penalty details are listed on the website.

WHAT TO KNOW WHEN IT SNOWS

We've already had one plow-worthy snowfall, so please keep in mind snow-related policies and procedures for SMX in 2021. Silver Stream and Springmill Blvd. will be cleared by the city (contact Terry Killen at tkillen@carmel.in.gov) and side streets by SMX contractor Wesley's (317.867.1796) after two inches of snow have fallen. 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 sledders and ice skaters. Please mark the edges of your yard with reflector poles to provide visibility for snow plow trucks, especially on curves. Please refrain from parking on the streets during snow storms and don't shovel or blow snow back into the street from your driveway entrances after the plows go through.

YOUR NEIGHBOR AND REALTOR®

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

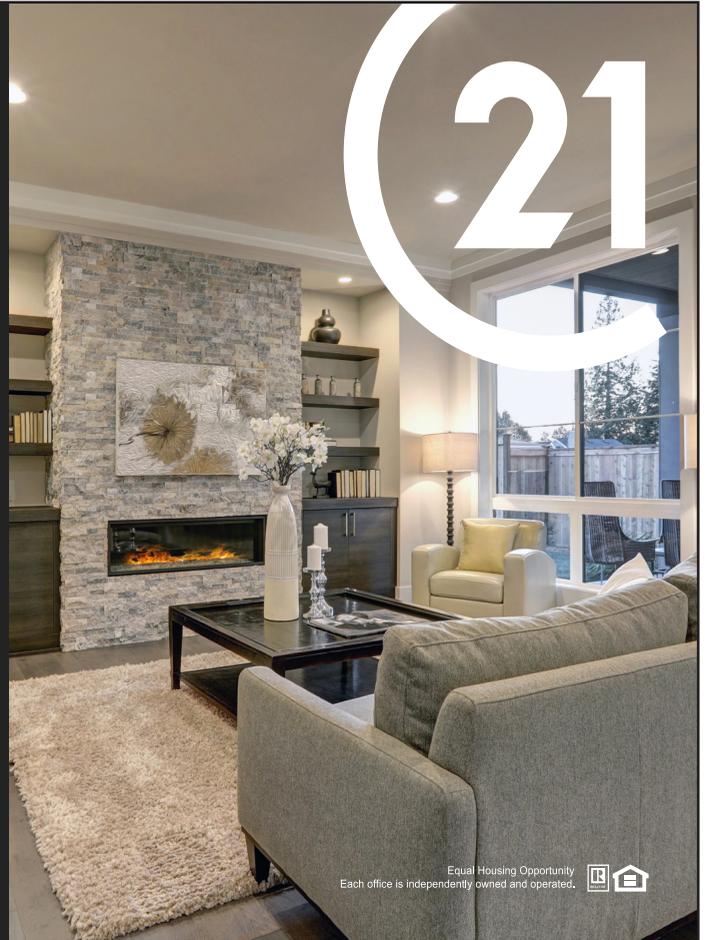
My name is Melissa, and I've been a Springmill Crossing resident for 15 years! If you or someone you know is thinking about buying or selling, I would be happy to assist throughout the process. Call me today to schedule a free, no-obligation market consultation and receive more information on the value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



MELISSA PERFETTI
REALTOR®

317.443.5023
mperfetti@c21scheetz.com
MPerfettiHomes.com

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Equal Housing Opportunity
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Angel Oak Tree Care
come grow with us

- Emerald Ash Borer Treatment (the insect has infested Carmel and the northside of Indy)
- 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.angeloaktreecare.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.angeloaktreecare.com

2021 SPRINGMILL CROSSING PROPERTY OWNERS ASSOCIATION APPROVED BUDGET

This 2021 operating budget for the Springmill Crossing POA was reviewed, debated, and approved by unanimous vote during the December 1 POA board meeting. This year's major repair and capital projects will include renovation of the 136th St. entrance structures (adding limestone caps and tuck pointing the mortar as was completed at the Spring Mill Rd. entrance in Spring 2020), re-landscaping each entrance, replacing the toilet dividers and re-coating the floors in the pool bathrooms, and planting trees by the pool parking lot. This budget is made possible by your \$500 annual dues.

Member dues (\$500 x 332 home):	\$166,000
Cross-Talk advertising income:	1,000
Title company closing cost fees (\$75 per closing):	1,000
Interest income:	65
Total cash inflows:	\$168,065

Grounds maintenance:	\$50,000
Pool management:	38,863
Capital project (136th St. Limestone Caps):	26,000
Pool maintenance and repairs (Bathroom Projects):	15,000
Utilities (Electricity, Gas, Phone, Trash, Water):	12,050
Insurance:	10,538
Repairs and improvements (Grounds)	10,000
Snow removal:	5,500
Legal:	2,938
Misc. expenses (Postage, PO box, Supplies):	2,200
Social:	2,000
Mailbox repairs:	1,000
Taxes:	100
Tennis courts	60
Total cash outflows:	\$176,249



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ERIC RASMUSSEN
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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.

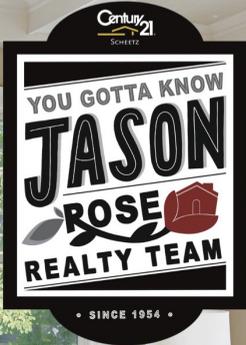
Please don't hesitate to give me a call, and we can discuss your real estate needs.

CONTACT ME TODAY TO GET STARTED!

- Eric Rasmussen

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

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HOW MUCH IS YOUR HOME WORTH?
HOW MUCH DID YOUR NEIGHBOR'S HOUSE SELL FOR?

www.SpringmillCrossingHomePage.com

Discover how 20 years of real estate experience can help increase your home's sale price, as well as make your selling process easier.

#YouGottaKnowJason



JASON ROSE

REALTOR®

Thistlewood Resident

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SMX NEWS & REMINDERS

TRAILERS, RVs, BOATS RESTRICTED

In SMX, no boat or truck, one ton or larger in size, or trailer is allowed to be parked overnight or longer outside of a garage on any lot or street in the development.

PIPELINE IS PRIVATE PROPERTY

Please note that the pipeline area that cuts through SMX is not common area. Please don't walk your dogs, ride your jet ski, 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.

Is it time to replace your driveway or sidewalk?
Let IMI help you find a contractor near you!



Contact Keian Roudebush at 317.517.5454
or keian.roudebush@irvmat.com



"We're Proud of Our Work"

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

Call 317-523-6639 Office 317-846-7751

bobmeiners@sbcglobal.net

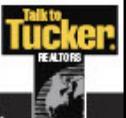
Lisa Meiners, CRS, GRI
REALTOR®

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