

SPRINGMILL CROSSING

CROSS-TALK

WWW.SPRINGMILLCROSSING.ORG • January 2022 • VOLUME 35, 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 11 (via Zoom)
- February 8
- December 7

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



BOARD OF DIRECTORS

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WINTER SEASON REMINDERS FOR SMX

Winter weather has arrived, so please keep in mind snow-related policies and procedures. Silver Stream and Springmill Blvd. will be cleared by the city (Matt Higginbotham at mhigginbotham@carmel.in.gov) and side streets by 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 the 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, 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 entrances after the plows go through. Wesley's has agreed to make an initial pass through SMX after big storms and then to followup with detail work once a path is made.

POA DUES DEADLINE IS JANUARY 31

The deadline for Springmill Crossing Property Owners Association 2022 annual dues of \$500 is January 31, whether you receive a notice in the mail or not. 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 2022 dues check should be postmarked no later than January 31.

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.

YOUR NEIGHBOR AND REALTOR®

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

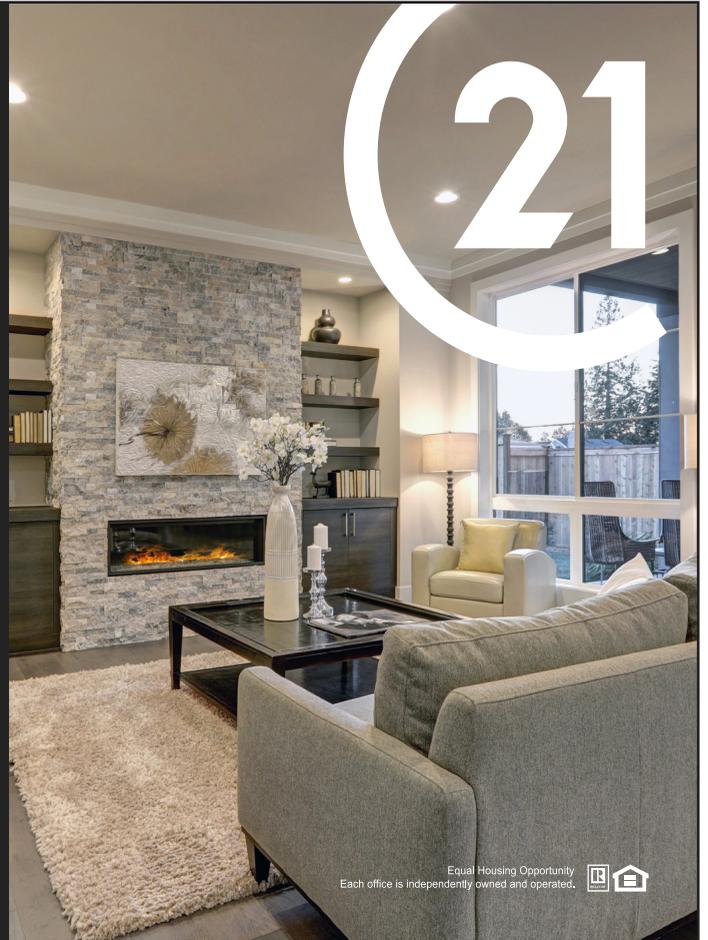
My name is Melissa, and I've been a Springmill Crossing resident for 15 years! If you or someone you know is thinking about buying or selling, I would be happy to assist throughout the process. Call me today to schedule a free, no-obligation market consultation and receive more information on the value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



MELISSA PERFETTI
REALTOR®

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MPerfettiHomes.com

CENTURY 21 Scheetz



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- 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

2022 SPRINGMILL CROSSING POA BUDGET FINAL

This final version of the 2022 budget for the Springmill Crossing POA was reviewed and approved during the December 7 board meeting following final debate. This budget is made possible by your \$500 annual dues.

| | |
|---|-----------|
| Member Dues (\$500 x 332 homes): | \$166,000 |
| Cross-Talk Advertising Income: | 800 |
| Title Company Closing Cost Fees (\$75 per closing): | 750 |
| Interest Income: | 25 |

Total cash inflows: \$167,575

| | |
|---|----------|
| Grounds Maintenance: | \$47,340 |
| Pool Management: | 44,692 |
| Utilities (Electricity, Gas, Phone, Trash, Water): | 12,700 |
| Repairs and Improvements (Grounds): | 12,500 |
| Insurance (Property and D&O): | 10,538 |
| Pool Maintenance/Repairs (Replace Exterior Siding and Bathroom Exterior Screens): | 6,000 |
| Snow Removal: | 5,500 |
| Misc. Expenses (Postage, PO Box, Supplies, Bi-Annual Directory): | 2,750 |
| Tennis Courts (Pickleball Court Lines and Portable Nets): | 2,100 |
| Legal: | 2,000 |
| Social: | 2,000 |
| Mailbox Repairs: | 600 |
| Taxes: | 87 |

Total cash outflows: \$149,184

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.

DOG OWNER NOTES

Please clean up after your dog while on walks and also remember that Carmel has a leash law. You may think your pooch is well trained, but others out walking may not agree.



CENTURY 21[®] Scheetz

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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.

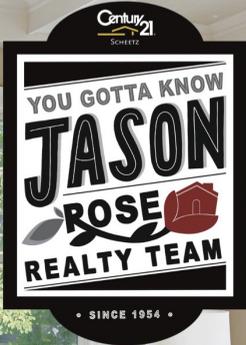
CONTACT ME TODAY TO GET STARTED!

- Eric Rasmussen

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-Advertisements-



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

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#YouGottaKnowJason



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HIDE YOUR TRASHCANS

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. It may seem like a trivial thing, but it really improves the aesthetics of our neighborhood, especially as so many homeowners reinvest in their homes with new roofs, siding, exterior painting and fresh landscaping. Help us keep our neighborhood looking great and property values high.



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.

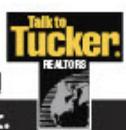
The Meiners Team



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F.C. Tucker Company, Inc.

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



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