

December 2024

Hello Schmidt Farms Neighbors,

Your POA Board sends you warm and happy holiday wishes! As 2024 comes to a close, we reflect on the past and look forward to a wonderful 2025. We know that keeping Schmidt Farms a desirable place to live and raise a family is of utmost importance; and we know that as we all take pride in our subdivision and our community, our property values will continue to grow.

This year, your elected Board members worked diligently to keep up with fiscal challenges of the past, to work within our current available budget, and to set up a good base for the future. We worked hard to collect past dues and save money wherever possible; and we are happy to report that we both started and finished the year in the ‘black’. Moving forward, we hope that our residents remain current with their dues payments so that we stay on track with our capital projects and upkeep of common areas to keep the neighborhood looking grand. We also thank all residents that submitted their email addresses to help us better communicate with our Schmidt Farms residents! If you are one of the few not on the list, please send your name, street address, lot# (if you have it) and your email address to: schmidtfarmspoa@yahoo.com.

Each year we have a public meeting to go over the budget, outline projects for the upcoming year, and conduct Board elections. This year’s meeting took place on Saturday, December 7th, at Bulldog Park. There were three Board positions up for election, with two incumbents and three new candidates in the running for them. Steve Handel and Nicole Luscombe were elected to retain their positions while Andy Negri was elected to fill the vacancy. Though not joining the Board at this time, we thank the others for their interest in participating! The budget for 2025, which is available upon request, was approved to work on capital projects such as continued column repairs and general upkeep and maintenance on the entrance, pond, fence line, park, and the neighborhood we call home. Dues amounts will remain the same as in 2024 and may be paid by check to the mailbox by the park OR online by visiting [www.schmidtfarms.net](http://www.schmidtfarms.net). For 2025, the option remains to pay $350 in full at the beginning of the year (up until February 1, 2025}, OR, if you choose, in two semi-annual payments of $200 each. Late fees for either payment option will be $50 *(deadlines referenced on coupons)*.

As a reminder, the Schmidt Farms Covenants are listed in full on our website [www.schmidtfarms.net](http://www.schmidtfarms.net) and on the “Schmidt Farms (unofficial site)” Facebook page under the Files link, or may also be requested by email. At this time, we would like to remind everyone that fences, pools, sheds, etc. must go through the Board for consideration and approval; and mailboxes are to adhere to the model listed in the covenants. In addition, we’ve had several complaints regarding trees in the parkways that are dying, dead, or missing. Residents will need to replace these this spring to remain compliant. Please do your part so that we can save time and money not having to “go after” those who are not compliant.

The Board may be reached at schmidtfarmspoa@yahoo.com and schmidtfarmstreasurer@gmail.com or through the Schmidt Farms Facebook page and Messenger. And to keep up-to-date with everything going on in our neighborhood, please be sure you’re on the email list, visit our website, and/or see the “Schmidt Farms (unofficial site)” Facebook page.

On the back of this letter, please find the payment coupons and online payment option for the 2025 POA Dues.

Here’s hoping 2025 is a wonderful and healthy year for you, your family, and our community!

Sincerely,

*Your Schmidt Farms POA Board*

**2025 Annual POA Dues Payment Coupons/Online Option Instructions**

Please list your Lot# and/or address!

Note that all payments made are applied to the oldest amount owed first (as applicable.)

Payments may be mailed to or dropped off to the secured mailbox by the park:

Schmidt Farms POA – 12702 Pennsylvania Place, Crown Point, Indiana 46307

OR

Payments may now also be made online by visiting [www.schmidtfarms.net](http://www.schmidtfarms.net)

Scroll down and click on the Make Payment button and fill in all necessary information (including Lot# or Address in the Notes section) and submit. \*\*Please note, you will need to manually add 3% to all online payments for processing fees\*\*

**Option 1: Full Payment**

Due by February 1, 2025. $350 if paid by check in mailbox. $360.50 if paying online.

\*full payment option is not available after February 1, 2025

Late fee of $50 added after February 1, 2025

Lot#: \_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**Option 2: Bi-annual Payments due as listed below**

**2025 First Half Payment**

Due February 1, 2025. $200 if paid by check in mailbox. $206.00 if paying online.

Late fee of $50 added after February 1, 2025

Lot#: \_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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**2025 Second Half Payment**

Due July 1, 2025. $200 if paid by check in mailbox. $206.00 if paying online.

Late fee of $50 added after July 1, 2025

Lot#: \_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_