**Manchester Meadows**

Property Owners Association, Inc.

**P.O. Box 8, Valparaiso, IN 46384-0008**

**March 9, 2023**

**PRESIDENT’S MESSAGE**

**TO: All Members of the MMPOA**

**FROM: Bill Herring, President**

**SUBJECT: MMPOA and Financial Update**

**ENCLOSURES**

**1. 2022 Financial Statement**

**2. Comparison and explanation of expenses for past 5 years**

***Welcome to all our new families in Manchester Meadows (32 in all) joining us since early 2020.***

**ACTUAL-TO-BUDGETED REVIEW**

Line items varying significantly from budget or prior years include:

1) Landscaping was held to contract levels, even with necessary added work such as storm clean-up and felled tree removal (nearly a dozen last year). One remediation project along the banks of Beauty Creek was completed in 2022. We continue to work with the City on the Beauty Creek issues and The Brooks concerns.

2) We continued our restoration of 2 bridges plus repairs & painting of mailboxes most in need & the benches on our trails.

3) Assessment income came at near the expected levels and in early January ‘23 we brought **all** Property Owners current.

The Operating Fund / checking account balance was **$2194.05** to begin 2023. Our Capital Fund / savings account had an account balance of **$25751.63** as of 1/1/2023. Given our critical need to refurbish our trail paths (an expensive undertaking), we plan to focus a portion of our Capital Funds toward that endeavor over the next several years. We are pursuing a Valpo Community Grant to offset some of those costs. With the new subdivision to our north, Beauty Creek erosion should be lessened & we should be spending much less on bank & bridge restorations and repairs. During 2022, the MMPOA Board of Directors and our various committees continued their efforts to carefully control expenses.

**2023 BUDGET**

Most expense categories in 2023 should remain close to or lower than last year’s levels. **Your assessment letters and a formal invitation to our Annual POA meeting will come in a subsequent mailing** (via email or snail mail)**. The Board has agreed to hold the Annual Assessment at the current level of $500 per property for 2023. We currently plan to hold our *Annual POA meeting at the YMCA on Tuesday, 11 April 2023 starting at 6:30 pm.***

**COMMENTS**

As the Beauty Creek Watershed covers over 6 square miles of land to our north, all the many tributaries ultimately pass-through Manchester Meadows & terminate at the southern edge of our trail system passing under Harrison Boulevard. The **property damage** (both for individual homeowners and to our common property trail system) in Oakwood Estates and Manchester Meadows **has been significant and accelerating** over the past decade. Mitigation projects were begun by the City of Valparaiso; **however**, those projects were then suspended once The Brooks development was proposed.

About this time in 2019 the City was just beginning the process to approve ***The*** ***Brooks at Vale Park***, on the land (formerly the Ransom & Dieter parcels) which extends all along the northern border of Manchester Meadows and in its design should mitigate much of the long-time erosion from all the Beauty Creek tributaries. The first portion of this project, the site preparation, began in the spring of 2020. Tremendous volumes of earth have been excavated and moved about the site thus far, most of which is being done to address the watershed and drainage challenges (with the creation of two sizable retention “lakes” on the northside – in the NE & NW corners). The amount of noise and air borne dust has been significant.

The ultimate buildout will likely cause years of **construction “pollution”** (construction traffic, dirt, noise & debris) and increased **traffic** **through Manchester Meadows** and Oakwood Estates (***along Old Oak Drive***). At this juncture there are **no plans to have any entrances to this 284-unit development from the north** (off Ransom Road) and therefore, all these new homes **will only be accessible by passing through existing, well-established neighborhoods** via Old Oak Dr.(to the south) and via Vale Park Road (east/west through Keystone Commons and Windsor Park). We continue to petition and work with the City to: 1) Have The Brooks create their **own** entrance from the north (@ Ransom Rd & 50W), 2) Establish a moratorium for no construction traffic on Old Oak Drive, 3) Install proper traffic signage/easing along Old Oak Drive at several critical intersections, 4) Install street lights at these same intersections and 5) Install “walking/bike” lanes along Old Oak – absent any sidewalks - for the safety of our residents & their pets. More meetings are being scheduled with City.

During the past 5 years many hours of preparation and meetings with the City have occurred. During this time, a new City Drainage Ordinance was prepared, approved and put in place limiting the amount of water allowed to flow off one property onto another (a major contributing factor for our issues with Beauty Creek). A second major engineering study was completed reviewing & recommending ways to mitigate the problems created by & within the Beauty Creek & adjacent watershed systems. Another positive outcome was that the large water retention system (on the SW corner of the High School property) was cleared of debris, **and** they added an even larger water retention area from the former “practice field.” This captures & regulates the massive runoff from those areas coming in our direction.

With harsh winters in the past several years, many trees have not survived and needed to be removed. Our homeowners have responded favorably and removed these dead trees from their properties (both a safety & a cosmetic issue). **It is the responsibility of each homeowner to remove dead trees and properly maintain their property** & landscaping. Again, please assess your individual situation and address the removal & replacement of any lost trees as soon as possible this spring. ***Please remember* that any live tree removal or other exterior projects on your property or to your home *requires the submission of an MMPOA Property Modification Approval Form and subsequent approval****.*

Homeowners are reminded that they are also responsible for the maintenance of their driveway light poles ***as these are our only source of street lighting*, so** ***please be sure that yours is in proper working order*** ***and set to come on automatically at dusk. If you have questions or issues (like need a lamp replacement?), please contact us.***

**Please notify a Board member of any damage you observe to MMPOA property that has occurred in any area of our subdivision**. As a reminder, homeowners are fully responsible for their pet’s waste deposited along our roadways, trails and in our common areas … please collect and dispose of it in the proper manner to avoid fines of up to $500. Also, ***no bikes or motorized vehicles are allowed on our walking trails***. Please report any such violations to any Board member to assist us in protecting our wonderful **21 acres** of **private property/trails** from unnecessary damages.

Our legal and binding Covenants & Restrictions, along with our POA By-Laws, were put in place **to protect our common interests and property values**, thus assuring that the highest community standards would be maintained. Please review your copy of these documents and adhere to the proper protocols **when you wish to make modifications to your property only after receiving appropriate approvals** from the MMPOA.

Since 2011, the MMPOA website committee made great strides to improve access, security and availability of the valuable information about Manchester Meadows and Valparaiso. Our MMPOA website contains full text copies of our Covenants & Restrictions, our By-Laws, various documents and other useful community links. This can be found on the web at: [***www.manchestermeadows-poa.com***](http://www.manchestermeadows-poa.com)*.* We will continue to expand and update the site, so suggestions are always most welcome. ***Our Annual Meeting is set for Tuesday, 11 April 2023 @ 6:30 pm and will be held at the Valpo YMCA****.*

The Association is always in need of volunteers, so please consider serving your community as a member of one of our standing or special committees or on the Board. **If you are interested in participating in any capacity, please contact me** or any board member. Over past 3 years we have continued our efforts in increasing more community involvement through our Social Committee headed by Sara Masloroff & Debbie Miller. If you are interested in being on the list, joining the committee or just enjoying our activities, **please email Sara at** [**saralundmasloroff@outlook.com**](mailto:saralundmasloroff@outlook.com)**.**

We are also working on a proposal for replacing our mailbox system for all homes in Manchester Meadows. This would involve a one-time expense (to be funded via a special assessment for each property owner). Your thoughts & input are always encouraged plus your participation & involvement would be much appreciated.

**MONEY AND BANKING**

Our checking and savings accounts remain at 1st. Source Bank. Joyce Herring, Treasurer, conducted the accounting activities, with all records reviewed and approved by the Board of the Association.

Respectfully submitted, **Board Members**: ***Brian Rossmann, Kim Minko,***

***Bill Herring,*** President ***Janet Hauser & Reg Groves***

Manchester Meadows Property Owners Association, Inc.

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