

Newsletter



Koehler Place HOA

Spring is here and if you're new to the neighborhood, welcome!

New 2025 Board of Directors

Nathan Armentrout - President

Matt Pell - V.P. and Architecture Committee Chair

Marcia Labelle - Treasurer

Shannon Dunlap - Secretary

Katy Simpson - At-large Board Member

We are excited to serve all of you, and we have been meeting on a regular basis to address a number of issues including budgetary needs, covenant revision, green spaces, and neighborhood issues. Contact us at koehlerplacehoa@gmail.com

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Spring HOA Meeting

**Monday March 31
at 7pm**

Clark County REMC, 7810 IN-60 in Sellersburg. PLEASE PLAN TO ATTEND. Discussion and copies of yearly Income/Expenses will be available and discussed. We plan to have a petition for homeowners to sign to ask that the rest of our side streets be paved.



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Spring Yard Sale!

Saturday, May 10th 8 am - 2 pm - Koehler Place Neighborhood Spring Yard Sale. Cobblers Crossing will have their yard Sale this day as well. KP signs will be placed the previous Monday.

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HOA Dues

Dues are owed January 1st each year. If you are in arrears, please pay them (&100 + 15 late fee) via PayPal or Check. www.paypal.me/koehlerplacehoa or mail to:

KPHA
PO Box 8025
New Albany, IN 47151

Please include your home address!

CONTACT US | koehlerplacehoa@gmail.com | Facebook: KPHA Members Only Chat Room

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Spanish Speakers: To receive the newsletter in Spanish, email the board, attention Shannon Dunlap. (Para recibir el boletín en español, envíe un correo electrónico a la junta, atención Shannon Dunlap.)

Friendly reminder: We are all part of an HOA whose primary goal is to ensure that our neighborhood remains attractive, safe, and property values maintained. Spring is around the corner. With that in mind...

Cars continue to be habitually parked on the street. Our covenants on page 6 state "No trailer, truck, motorcycle, commercial vehicle, camper trailer, camping vehicle or boat shall be parked or kept on any lot any time unless housed in a garage or basement for a period in excess of 48 hours. No inoperable or junk autos shall be habitually or repeatedly parked or kept on any lot or on any street. No trailer, boat, truck or other vehicle, except automobiles shall be parked on any street in the subdivision for a period in excess of 24 hours.

We thank you in advance for complying as it is a cost to the HOA to send violation letters and follow up on these issues.

Trash and debris. Other than trash day, your containers are to be stored out of sight from passing cars. Debris and trash should be out of curb view. As we do spring cleaning, please remember HOA rules and Floyd County ordinance strictly forbid any open fire other than grills and small fire pits (burn logs only).

Yard Maintenance - Lawns are to be kept "neat and attractive in appearance (Covenants pg 7). This includes mowing and edging grass. This includes keeping your yard free of all weeds and trash. Bushes should be neat and trimmed in the front and back of the residence. Contact us if needing referrals for someone to mow on a one-time basis.

Mailboxes - These must be maintained. Please call Eagle Sign and Design (502-561-0007) to order a new one. If you only need a black mailbox (not the bracket, too), look at Home Depot or Lowes; however, they must match the neighborhood's style. (No emblems or art.) Black Rustoleum semi-gloss spray paint may work for your undamaged posts. Some residences have low perennial ground flowers, but please, no large, woody climbing ornamental plants such as vines, Clematis, or roses. (Covenants pg 4). Email us for questions.

Basketball nets - They can't be kept on or near the street.

Fence and Shed Installation - Plan to build this spring? Please email us to inquire about specs and for advance review/approval to avoid conflict or the need to remove it later.

Animals - Personal home pets only and they must be kept in your yard! Dogs should be walked with a leash, and don't forget your poop bags! No excessive barking and definitely none at night per Floyd County ordinance. Be mindful that neighbors work various shifts and have young children.

Signs - Only one yard sign is permitted for advertising the sale or rent of your home. Please inform your realtors. If you have an open house, ask them to remove it at the end of that day. Absolutely no sale signs are permitted at KP entrance, along our KP streets or at stop signs. (Covenants pg 6)

General Information for Residents:

Koehler Place is New Albany Township.

This does not include the City of New Albany, so we can't vote in the city's elections.

We are Floyd County residents governed by FC Commissioners and FC County Council Members.

Public meetings take place regularly.. Go to: www.floydcounty.in.gov for more information

Our law enforcement agency is Floyd County Sheriff's department (not New Albany Police).

Please feel free to contact us via email, and we will answer your correspondence as soon as possible. Keep in mind, this is an all-volunteer HOA board. Please give us at least 5 business days to respond.