



# Persimmon Property Owners Association

## 2017 Annual Report

### From the President's Desk.....

The PPOA saw a few changes to the association in 2017. Our biggest improvement this year was replacing the entrance signs at the Persimmon Creek Entrance, which had crumbling bricks and mortar, as well as rotten footers. This year the board also saw a rise in operating costs, including increased water and utility costs. The board's focus this year was on managing these rising costs while also planning future improvement projects, such as the walking paths, playground, and the fence along the retention pond. As a result, annual dues will increase from \$320 to \$352.

Here are a few items we accomplished in 2017 and items we will do or look into doing in 2018:

- Irrigation system repairs
- New uniformed and upgraded pool signs
- Annual Holiday Lights Contest
- Replacement of Persimmon Creek entrance signs
- New Website (2018)
- Repair the benches and picnic table at the playground (2018)
- Repair and seal section of the walking path that are damaged (2019/2020)
- Potential partial playground equipment replacement( 2019/2020?)

Going forward into 2018, the Board's main objectives are to keep our operating costs low, improve neighborhood aesthetics as the budget allows, and increase community participation.

Additionally, we have several board members who have served on the board 5+ years and are "retiring" from their respective positions this year. If you are interested in serving on the board and serving the community you live in, please attend the annual meeting and run for one of the open positions. If you have any questions regarding what being on the board entails, please reach out to any of the current board members.

The board would like to thank all of you who volunteered in some capacity this year, whether it was assisting us with the pool, neighborhood clean up or playground maintenance, or community events. Your participation helps keep costs down, builds our neighborhood, and is very much appreciated.

It has been a pleasure serving this neighborhood in 2017, and I ask that you join us on March 14th at 6:30pm (**Christ Presbyterian Church at the corner of 79th and Carroll Road**) for our annual meeting to share your ideas, get information on volunteer opportunities, and give your input on our projects for 2018.

-Erica Swanfeldt-Stout  
PPOA President 2017

### 2017 Board Members

President.....Erica Swanfeldt-Stout  
 Vice President (Pool).....Vicki Bonds  
 Vice President (Landscaping).....Kevin Baldwin  
 Secretary.....Mel Sprouse  
 Treasurer.....Mark Jones  
 Board Member.....Charles Ballard  
 Board Member.....Russell Manaday  
 Board Member.....Robert Abraham

### MAILBOX INFORMATION:

#### Box Specifications:

- Medium T2 Standard mailbox, powder coated Beige
- Street name and number on both sides of box with Cocoa vinyl graphics using medium Caxton font

#### Post Specifications:

- Standard 4x4 Cedar Post with Custom Support, painted in Sagebrush

#### Annual Meeting

**Our Annual Meeting and Board of Directors election will be held on Wednesday, March 14th, 2018 at 6:30pm at Christ Presbyterian Church at the corner of 79th and Carroll Road. All Property Owners are encouraged to attend.**

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#### Things you should know.....

- Garage and yard lights - Help keep the neighborhood safe by making sure our community is alight at night. Change your burned out light bulbs.
- Pool parking lot is for Pool use only - No overnight parking is allowed - Violators will be towed at owners expense.
- Mailbox's : Only approved mailboxes and posts are allowed within the PPOA. Please see the website for more information.
- You may bring your yearly dues payment to the to the Annual Meeting on March 14th at Christ Presbyterian Church.
- Garbage & Recycling Cans are to be kept in your garage or out of sight from the street (hidden from view) except for trash pick up days.
- Please refrain from playing in or disposing debris in the creek between the two neighborhoods. This is a public waterway regulated by DNR. Added debris contributes to flooding issues & added costs to the PPOA.
- Please join us on Facebook under Persimmon Property Owners Association!

# PPOA Committee Reports: 2017



## 2017 Treasurers Report

The Association started 2017 with a carryover of approximately \$12,000. This was due in large part to the Creek entrance sign replacement and an increase in overall expenses. For the start of fiscal year 2018, we will have a reserve of approximately \$11,000. Our total intake of revenue for the 2017 fiscal year was \$67,263. Our expenses for the year totaled \$67,640. Due to decreasing carryover, an identified need for future infrastructure repairs (e.g., repaving walking paths, playground equipment repairs, etc.), and an overall increase in utility expenses, we've unfortunately been forced to increase dues by 10%, to \$352.

The initial collections process that began in 2013 is winding down, but it appears that we may be forced to do another round. While this is not the preferred method of obtaining dues, it is a path that we are forced to follow in some cases. Once again, the PPOA is committed to using all means necessary to ensure that all homeowners meet their financial obligation of paying their share of the annual dues.

Having stated that, the number of homeowners who are significantly behind is not an epic problem, and we have seen it start to become less of an issue. I would like to reiterate that we, as a board and community, are also committed to working with our members who may be facing financial difficulties. Payment arrangements to the PPOA can be made to fulfill annual dues. Please reach out to us if you need assistance in meeting your dues obligation.

I would like to thank all homeowners for their continued commitment to the neighborhood. We will present the proposed 2018-2019 Budget at the Annual Meeting in March for your approval.

—Mark Jones  
2017 Treasurer



## 2017 Landscape & Architectural Report

It was a joy to see many members of our community volunteer their time to help our neighborhood last year. Members of our community were able to save us thousands of dollars by giving their time and energy to multiple, small, landscaping projects. Fallen trees were cleaned up, a path was cleared for our pond service company, trees were trimmed, trash was picked up, dead bushes were removed, and much debris was taken out of our creek. The board sends a giant 'Thank You' to those who were able to volunteer. Many hands make light work!

Throughout the Spring and Summer we will again plan a few dates for Neighborhood Beautification. If you aren't already on our Facebook page, please find us. This is the easiest and fastest (and cheapest) way for us to organize these types of events and also update everyone on any weather delays.

We will once again be offering a mailbox promotion this Spring. The Board will be conducting a review of mailboxes and sending notices to those that are non-compliant and in need of replacement. If you need information about repairing/replacing your mailbox, you can find it on our website: [www.persimmonpoa.org](http://www.persimmonpoa.org).

We're excited about the 2018 landscaping season. With a tight budget, the board searched hard to find a way to reduce expenses. Since landscaping is one of our largest expenses, the board looked at multiple vendors and found a vendor that will save us thousands of dollars without sacrificing quality. This new vendor, Stowe's Landscaping, is a homeowner within our community and is looking forward to keeping our neighborhood beautiful.

--Kevin Baldwin  
2017 VP Landscaping



## 2017 Pool Report

We contracted with H&L Pool Management for servicing the PPOA pools in 2017. H&L Pool Management provided good service with monitoring, maintaining, testing, and cleaning both pools and restrooms twice each day, seven days a week. H&L Pool's use of the *PoolTrac* app provided timely and direct communication on the pools' condition and any needed service or repairs.

We made several improvements including:

- Installing new exterior door
- Painting new exterior door
- Replacing new umbrella stands
- Repairing pool ladder
- Repairing toilets in both restrooms

No Dive-in was hosted in 2017, due to lack of interest of volunteers and attendees.

In 2018, we plan to continue enhancing the pool and pool house as the budget allows.

Please remember to keep your pool swipe-key card in a safe place. **The same swipe-key card will be used for the 2018 pool season.**

Each house is assigned one swipe-card unique to that residence.

**Replacement cards are available for \$30.**

**It takes 7-10 business days to deliver and activate new cards once payment is received.**

We look forward to another safe and fun summer at the pool!

—Vicki Bonds  
2017 VP of Pool

The mailing address for the Persimmon Property Owners Association is

**Persimmon Property Owners Association**  
12704 Arvada Court  
Indianapolis, Indiana 46236

You may also contact us via voicemail at (317) 823-0625

**Check us out on Facebook too!!!**

[www.persimmonpoa.org](http://www.persimmonpoa.org)  
&  
[board@persimmonpoa.org](mailto:board@persimmonpoa.org)

## Dates to remember....

- March 1, 2018: 2018 Homeowners Dues Statements mailed.
- **\$352 Payment Due April 1, 2018**
- Annual Meeting - Wednesday, March 14, 2018 - Christ Presbyterian Church (on the corner of Carroll & 79th St.) 6:30PM-8:30PM
- Reminder Letters 1st Delinquent notice & Interest Charged - April 2, 2018
- 2nd Delinquent Notice & Interest Charged - May 2, 2018
- 3rd & Final Delinquent Notice - June 1, 2018 (If Payment is Not Received within 15 days of receipt your account will be turned over to collections and additional fees will be added to what you owe)
- Pool Opens: Saturday, May 26, 2018