

# Middleton Place News



## Quarterly Newsletter

September, 2010

Your Board is here to serve you! Residents are invited to contact board members at any time.

President  
Bret Loman  
576-9343

Vice President  
Judi Donahue  
598-9790

Treasurer  
Bob Cywinski  
915-0380

Secretary  
Shirley Mitchell  
915-8287

Members at Large

Carol Johnston  
849-1082

Ashley Thomas  
847-9885

Visit our Website at  
[www.fishersfind.com](http://www.fishersfind.com)

Contact Our  
Property Manager

Janet French  
915-0400  
[jfrench@indyami.com](mailto:jfrench@indyami.com)

For Maintenance  
Requests Go To:

[www.indyami.com](http://www.indyami.com)

Hello Fellow Homeowners,

All is well in Middleton Place. It was nice to meet those neighbors who came to the meet and greet in June. It was a fun day for everyone.

A few items to note:

The community was seal coated and looks good. It is unfortunate that not all residents abided by our request to avoid driving on the seal coating for 24 hours. We now have seal coating on some of the sidewalks. This cannot be removed and will just have to wear off. Thank you to those who endured the 24 hour time period. It was truly for the betterment of our community.

Since we had the dry spell in August, our grass is very dry. Water is free to residents, so if you can, please water your grass.

We did not hold the annual garage sale this year. This may become a bi-annual event as we do not have that many residents that participate.

Please remember to attend our Annual Meeting at the Fishers Library at 7:00 pm on Tuesday, November 16th. We look forward to seeing you there.

Welcome New Homeowners: Charlene Johnson, 9693 Legare Street, Darlene T. Penkoski, 12824 Boone Street, Jessica C. Kelly, 9562 Chalmers Street and Joseph Mustafa, 9687 Meeting Street.

Happy Fall!  
Bret Lohman



### NEIGHBORHOOD SAFETY

Many of the residents have made comments about the high rate of speed vehicles are using in our neighborhood. Please remember that there is a lot of foot traffic in our neighborhood and pedestrians have the right-of-way in the State of Indiana. Please slow down.

### GOOSE ALERT!

Many residents have noticed an increase in the goose population in our neighborhood. Dog walkers can help alleviate this problem by walking their dogs near the ponds, as geese don't like to be in areas where there are dogs. Additionally, homeowner with bird-feeders need to make sure they clean-up under the bird-feeders daily. Bird seed left on the ground attracts the geese as well as chipmunks to the area. Any source of food will keep them coming back. Please do not feed the geese or chipmunks.

### Board Meetings

The Board meets the third Monday of the month at 6:30 p.m. at the Association Management office, 9099 Technology Lane. If you are interested in attending a Board meeting, please contact Janet French to confirm the date and time. There will not be a meeting in November or December. November's meeting is replaced by the Annual Meeting.



Sponsored by:  
Kelly Cody, REALTOR®  
F. C. Tucker Company, Inc.



Sunday,  
November 7th

Remember to turn your clocks  
back one hour.

Kelly lives in the community and is an expert on all your real estate needs.



By following the rules and regulations of our community, you make it a better place to live for everyone. Thank you to those who notify the Property Manager when there is a streetlight out or when a unit is

empty so we can make sure the water is turned off. Also, thanks to those that turn on your porch lights for security.

The following are friendly reminders:

**Common Courtesy:** We can't stress enough how important the following two issues are for our community. Trash can removal and Dog Droppings are the # 1 complaints we receive. Please respect your neighbors and the community by being responsible.

**Remove Trash Cans Promptly and Pick up after your dogs. Pets are to be kept on a leash.**

There is a cap on the amount of units that can be rented. You must get permission from the Board before you rent. Your tenants may be asked to leave if you haven't done this. Also, you are required to provide a copy of the lease to AMI for our records. If there is an emergency, we need to know who to contact.

You cannot attach anything to the exterior of any building. This includes satellite dishes. Any dish on the building whether the roof or side, can cause damage. You are liable for that damage. If we remove the dish, you are obligated to pay for that removal.

Homeowners wishing to landscape, including fences, must obtain permission from the Board and must be within the guidelines of the Association. You may be asked to remove these items if you haven't received

## Middleton Place Real Estate Community Statistics for the past 12 months

The Highest/Average Sale Price - \$123,000/107,550  
8 homes sold in the past year

The Average Days on Market - 102

Current Homes Listed - 9

The above stats do not include HUD/Bank Owned units that sold well below market value.

*Note: Our community has several floor plans.  
The statistics above are an average for all plans.*

***By the way, I'm never too busy  
for you or your referrals. Please call on me to  
assist you, your family, friends and coworkers with  
all your real estate needs.***

***I'm just a phone call away.  
Kelly Cody 340-7967***

## Preparing Your Home for Winter:

As we get into the fall season and the days start getting shorter and the nights colder, we need to perform some routine maintenance to avoid major problems and to run our home more efficiently.

**Heating System:** Have a qualified professional service the unit to prepare for the heating season. Some companies run specials in the beginning of the fall season before the demand really starts to peak, so look to have the unit serviced early.

**Smoke alarms, Carbon Monoxide detector and Fire extinguishers:** Now is a good time to replace all batteries and check that all levels and gages are in the correct positions and none have expired.

**Water Heater:** Have a qualified professional service the unit along with the heating system.

**Fireplace:** Check flue, damper, and firebox. Consider getting a chimney sweep to clean the chimney of soot and creosote and to inspect the inside of the chimney for any damage or cracks.

**Exterior Hose Connections:** Close the shutoff for any exterior hose connections to prevent freezing and possible pipe breaks. Remove all exterior hoses from the hose connections to prevent freezing.

**Garage Door:** Tighten all bolts and screws and lubricate the moving parts.

**Snow Shovel:** Have a snow shovel on hand for heavy snowfall. Remember, the streets are the primary concern. Driveways and sidewalks may not be shoveled as quickly as we like but will be done ASAP. Please do not park cars in the overflow spaces when heavy snowfall is expected. The Snow Removal Company requires this space to push the snow off the streets and driveways.

As a reminder, the snow removal has been changed to a 3" push. Snow removal is a costly expense to our community and it is frustrating when it only snows 2" and is gone before noon but yet snow removal was done early morning. We can literally save thousands of dollars by making this change.