



Quarterly Newsletter

June 2011

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
Vacant

Secretary
Shirley Mitchell
915-8287

Members at Large

Carol Johnston
849-1082

Laura Conway
443-4491

Visit our Website at
www.fishersfind.com

Contact Our
Property Manager

Michael Mayes
915-0400
mmayes@indyami.com

For Maintenance
Requests Go To:

www.indyami.com

A Letter from the Board President to the residents of Middleton Place

The warm weather couldn't come soon enough.

The snow is gone, the pool is open and summer is here. I'm sure, we're all happy to celebrate the end of winter.

But as the temperature starts to rise, and the grass gets greener, we all need to do what we can, to make our neighborhood presentable. Middleton Place is a beautiful community and we want to work to keep it that way.

Please do what you can to put your garden tools, lawn care equipment & products and other outdoor items, in your garage or on your backporch. We receive quite a few complaints from people telling us about messy yards or things left in driveways. Over the next few months, if something is left where it shouldn't, it will be removed.

Also, if you have landscaping needs, please let us know. We have received calls from many people dealing with dead trees, plants or shrubbery. Thanks to Judi Donahue, she has gone around the community and identified what needs to be replaced. Weather permitting, this will be done the second week of July.

We will do the best we can within our guidelines and our budget to help make your yard the best it can be. That doesn't mean we can afford to do everything, but we want to work with you to make sure you have a home to be proud of.

However, there is one thing the Association will not provide or pay for. The board believes it's up to each individual homeowner to purchase their own grass seed. In the past, attempts to buy and hand out seed to individual homeowners, has ended up being wasteful. Usually, a homeowner doesn't provide the proper water. We still urge you to make an effort to improve your yard. But at this time, it doesn't make financial sense for the community to take on this expense.

Interested in Facebook: We are looking into the possibility of starting our own Middleton Place Facebook site. Hopefully, it would allow us a friendly, quick way to communicate concerns and information about the community. We are just in the beginning stages of the process. If you have any computer expertise or interest in helping us launch the site, please email me at Bret.Loman@WISHTV.com.

Until next time, have a great summer.

Sincerely,
Bret Loman



ARE YOU AVAILABLE?

We have a vacant position on our board. We would like to have someone with a financial background to fill the Treasurer's position.

If you are interested in volunteering and serving your community, please contact Michael Mayes, with AMI, 915-0400 and let him know.

The Board meets monthly at the AMI office.

Pruning

We will be pruning the bushes on June 30th weather permitting. We will be using the compiled list from last year for those of you who do not want your bushes pruned. For those new to the community, you will need to submit an email to Brickman immediately if you **do not** want them to trim. Please send to Kyle Bennett. Include your name, address and community in the email.

Kyle.Bennett@BrickmanGroup.COM

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 Michael Mayes to confirm the date & time.



Sponsored by:
Kelly Cody, REALTOR®

F. C. Tucker Company, Inc.

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 permission.

Middleton Place Real Estate Community Statistics for the past 12 months

The Highest/Average Sale Price - \$114,000/\$105,000
6 homes sold in the past year

The Average Days on Market – 134

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*

Update on 126th Street Road Construction

Updates as of June 20, 2011

- On Monday, June 20th, construction will begin on the bridge on 126th Street over I-69. On June 20th and 21st there will be nightly lane restrictions between 9 P.M. and 6 A.M. 126th Street will remain open during this time.
- The Right-of-Way has been cleared along 126th Street for Phase II of the reconstruction project.
- Work continues in relocating the utilities along this section of the 126th Street reconstruction project.

126th Street will be closed from Promise Road west of I-69 to Westmorland Drive east of I-69 from July 5th 2011 until November 15th 2011 due to INDOT reconstructing the bridge over I-69 and Phase II of the 126th Street Reconstruction Project. Billerica Park and Geist Christian Church can be accessed from the north on Promise Road. Promise Road Business Park and U-Store can be accessed from the west on 126th Street. Life Connections Church can be accessed from the east on 126th Street.

The next phase will include the bridge over I-69 and the intersections of Hoosier Road and 126th Street as well as Promise Road and 126th Street. The bridge over I-69 will be closed for up to 120 days and the intersection of 126th and Promise Road will be closed at various times throughout this phase of the reconstruction project. The final phase is from Promise Road to State Road 37, which should be bid and begin construction late in 2011.

Please note that while it may appear at times that minimal, or no work is being performed, utility work is underway for the entire second phase. The utilities have to be relocated or installed before road and bridge construction can begin. Several utility coordination meetings were held well in advance of the start of the project. But sometimes the utility companies move at pace that is much slower than we like for a variety of reasons.

For more information on this project and a map please visit <http://www.fishers.in.us/egov/docs/1252433280958.htm>

Board Member Update

We would like to say thanks to 3 outgoing board members for their time and service to Middleton Place. Nancy Lester left the board at the end of 2010. Ashley Thomas said goodbye to us in May and Bob Cywinski will be leaving the board later this summer.

We would like to welcome Laura Conway who has now joined us. Remember we are still trying to fill the Treasurer's position. If you have an interest in serving on the board, please contact AMI.