



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

President
Kelly Cody
340-7967

Vice President
Bret Loman
576-9343

Treasurer
Bob Cywinski
915-0381

Secretary
Shirley Mitchell
915-8287

Members at Large
Judi Donahue
598-9790

Carol Johnston
849-1082

Visit our Website at
www.fishersfind.com

Contact Our
Property Manager

Janet French
915-0400
jfrench@indyami.com

For Maintenance
Requests Go To:
www.indyami.com

Quarterly Newsletter

MIDDLETON PLACE WELCOMES AMI

As of March 1st, AMI is our new management company. The HOA Board is very excited to welcome AMI to our community. We have great confidence in this new management company and our new property manager, Janet French. We hope that you all will find that this company strives to provide superior service.

AMI's History: Hoosier native, Mike Foxworthy, founded Association Management, Inc. in 1991 with the principle philosophy of providing a full range of professional management services to community associations. Recognizing the complexity of community association management, AMI provides professional management services to only community associations. This includes condominiums, planned unit developments and homeowner associations.

With their focus squarely on community association management, AMI is able to stay on top of current trends that could impact our community, uses software specifically designed for community associations, develops and maintains business relationships with vendors providing services to community associations and provides the expert guidance that you expect from your professional management company. It is with this focus that Association Management, Inc. will maintain the level of customer service and satisfaction that will exceed our expectations. Check out their website at www.indyami.com.

Our new property manager, Janet French, has been in property/community management for 20 years and has been with AMI for 6 years. I believe with her experience, Janet can tune in on our dilemmas and quickly and efficiently correct any issues we are facing. Our community will benefit greatly from her experience. I'm am excited to work with Janet.

I hope you give AMI and Janet a warm welcome and give her an opportunity to get to know you and our community.

AMI is located in Fishers just off 116th St and I69—9099 Technology Lane. We believe the location of their office will provide prompt service to our community. See reverse side for Items to Note.

March, 2009



A Message from the President

Hello Fellow Homeowners,

Your HOA Board has been busy at work this past year. We all want the best for our community so we can protect our investment and live in a peaceful and well kept community.

One of the last vendors to be replaced is our management company. We felt that Ardsley fell short in servicing our community, so effective March 1st they were replaced.

I feel confident with our new vendors in place that we will experience a greater level of service.

Wishing you a Happy Spring!

Kelly Cody



Daylight Savings Time
Sunday, March 8, 2009

Remember to change your
clocks by adding one hour.

This is also a good time to
check the batteries in your
smoke detectors.



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 Board or Property Manager when there is a streetlight out or when a unit is empty so we can make sure the

water is off and 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.**

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 Ardsley 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.

Pets are to be kept on a leash.

ITEMS TO NOTE:

Spring is just around the corner and we have a new Landscape company. Please provide Janet with your name and address if you do not want Brickman to maintain your personal plants/flowers. Since we have changed both the management company and landscape company I do not want this to fall thru the crack and have plants destroyed. Please do this ASAP.

Monthly meetings will now take place at our management office. They will now be held the 3rd Monday of the Month. Please make note of this. If you would like to attend a meeting or have an item placed on the agenda, please contact Janet. The Annual Meeting will still be held at the Fishers Library.

AMI has sent its first notice to you officially announcing their management of our community. In this notice, two documents were attached. For your convenience, I have included them in my mailing as well.

The first document is the Resident Roster Request. Please be sure to complete this information so AMI has your contact information as well as an emergency contact.

The second form is the Preauthorized Electronic Assessment Payment Service Agreement and Disclosure Statement. If you are currently paying your dues by automatic withdrawal, you will need to complete this form to continue making your payments electronically.

I'm excited to learn that we can now pay our dues online by credit card. This can be facilitated by visiting the CAB web site at www.CABanc.com. Payments can be made by Master Card, American Express or Discover. There is a convenience charge assessed by CAB.

AMI's convenient location offers a drop box for your monthly dues as well.

Payment booklets will be mailed to you before your payment is due to AMI in April.

I still think the best way to submit a maintenance request is via email or thru AMI's website. Please continue this reporting and remember to include your name, address and a contact number.

Middleton Place Real Estate Community Statistics for the past 12 months

The Highest/Average Sale Price - \$124,500/110,000
8 homes sold in the past year

The Average Days on Market - 124

Current Homes Listed - 5

The above stats do not include the 3 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 and friends with
all your real estate needs.*

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

Real Estate Market Update!

With the \$8,000 tax credit for first time home buyers and the 5% interest rate, the real estate market is really picking up. Our condos are perfect for the first time home buyer! If you are thinking about selling, please call me. I will give you a comparative market analysis and answer any questions you have about listing your home. It is a great time to take advantage of the low interest rate. You would be eligible for a larger home at the lower interest rate. The tax credit is for first time home buyers or buyers who have not owned a home in the past three years. Now is the time to be on the market. Spring is in the air and this is the time to Sell. Please call on me, I would love to EARN your business!