



Quarterly Newsletter

March 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

Vacant Position

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

Welcome to 2011. We are hoping the New Year is treating you well.

The Middleton Place Condo Board is working hard once again on your behalf. We have several returning members this year and rest assured they are working hard to make sure we continue to have a community we can be proud of.

We have many challenges ahead and the biggest could be the impact of the struggling economy. We raised our dues by \$5 a month, for the first time in 2-years as we prepare for our biggest project to date – the replacement of all roofs. The cost will be enormous. The last estimate was well over \$750,000. Our top priority is to save as much as we can for as long as we can.

Homeowners around the country are doing whatever they can to hang on to their homes and it's no different here in central Indiana and inside our own community. We have dozens of homeowners who are thousands of dollars behind in their dues and their mortgages. Believe me, when I say everyone pays when it comes to bankruptcies, foreclosures and late fees. We ended 2010 with more than \$24,000 owed to Middleton Place, money that went uncollected -- money that sometimes went to attorney's fees – instead of paying for repairs, upkeep and other bills. We are working to reverse this trend. But we need everyone's help to make sure our community can continue to save money and not have to spend it.

Remember, we want to hear about you. If you have a question or concern, please contact our management company, AMI at (317) 915-0400. We want to be open and honest about what's being done and we look forward to more input from residents. If you do call, you'll talk to our new management representative. Please welcome Michael Mayes, who's taking over for Janet French. Michael has more than 10 years experience in Condo and homeowners associations. And you are more than welcome to contact me too. Hopefully, we can all work together to make this a great 2011.

Sincerely,
Bret Loman



ARE YOU AVAILABLE?

We now have two vacant positions on our board. The Treasurer position and a Member at Large position need to be filled. 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.

The Construction Begins

As many of you are aware, the second half of the construction for 126th street will begin soon. They are widening the road to 4 lanes. We were informed by the Town of Fishers that work will begin in June or July. They are in the process of clearing the way for the utilities to relocate. The entrance to our community will be affected. Please be safe during the construction.

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.

**March only meeting is
Wednesday March 30th at 6:30**



Sponsored by:
Kelly Cody, REALTOR®
E. 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.

ITEMS TO NOTE:

Pool Opening

The pool will open Memorial Weekend.

Recycling

There will be a town-wide recycling event on Saturday April 30th at Mudsock Field. Here is a chance to clean your garage of unwanted items. They will accept EVERYTHING except tires. Get rid of your unused paint, mattresses, appliances, electronics and anything recyclable.

*131st and Packers Ave
12160 Packers Avenue, Fishers*

Lets talk about Snow Removal

Wow what a tough winter to get thru. Spring can't come soon enough.

We are struggling through one of the worst winters in recent memory. As you all know, the weather is unpredictable. And it can be very expensive.

I have lived in the community since 2002 and I don't remember a time where we've spent so much money over such a long period of time. As you're all painfully aware, the snow fell extremely early this year and unfortunately, it hasn't stopped.

Due to such an active winter, we've tried to be extra careful to stay within our snow removal budget. Unfortunately, that's not going to happen this year. We are currently over our projected budget with the one week in February totaling \$14,325. It's a startling amount – thousands and thousands of dollars to clear your streets and driveways.

I know a lot of you have called, asking about the sidewalks. The honest answer is, we just can't afford it. And what you may not know, is that it's never been our community's responsibility to clear them. In the past, Middleton Place has at times paid to remove snow from your sidewalks, but we just can't afford to be so generous anymore.

The good news is that we have no plans for a special assessment. We just hope the worst is over and that next year mother nature will be a little kinder to us all. Bret Loman

Middleton Place Real Estate Community Statistics for the past 12 months

The Highest/Average Sale Price - \$114,000/\$106,430
7 homes sold in the past year

The Average Days on Market – 118

Current Homes Listed – 7

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*