



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](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)

## Quarterly Newsletter

### A Message from the President

Hello Fellow Homeowners,

Our transition from Ardsley to AMI was a great success. I want to thank everyone who has given us compliments on our new management company and making the change.

Please make note of this important item: Since we have changed management companies, I am enclosing the HOA/Homeowners responsibility list. HOA repairs may have been made in the past that should have been the homeowner's responsibility, but from this point forward AMI has been instructed to make necessary repairs in accordance with this list. I think it is helpful to have this list on hand so you know who to call rather than waiting to see if it is a HOA repair or homeowner repair.

This newsletter will provide you with information on an invitation to our next board meeting to meet our Property Manager, the community pool opening and upcoming pool party. Some landscaping issues and dates to remember.

Have a Great Summer!

Kelly Cody.

### Meet our Property Manager

We would like to invite you to our next HOA Board Meeting to meet Janet French, our Property Manager. The meeting will be held on Monday, May 18th at 6:30 pm at the Fishers Library in the Center Meeting Room. We wanted our homeowners to have an opportunity to meet Janet and welcome her to our community.

May 2009



### Landscaping Issues

The mulch has been laid and the community looks great. We chose to use a dyed brown mulch so it will look fresh throughout the summer. Very shortly our flowers will be planted.

The drought we had a few summers ago really hurt our community since we do not have a sprinkler system. Several homeowners have asked for seeding to be done. This is how we are addressing this issue.

As many of you have experienced with your own yard, Brickman cut the mulch areas to include some of the dead grass between the bushes and trees in the front lawns. I think this looks really good.

Brickman also aerated the entire community and put down fertilizers. We will address areas in the community now that are in need of seed, **only** if the homeowner agrees to water. It is very expensive to lay seed only for it dry up because it is not getting the necessary water. If you would like seed and you agree to water, you should contact Janet immediately, before the weather turns really hot.

Finally, because the best time to lay seed is in the fall, Brickman will aerate again and lay seed at that time.

**Bushes will be trimmed sometime during the first two weeks of June.**



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Kelly Cody, REALTOR®

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# Middleton Place News



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 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 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.

Pets are to be kept on a leash.

## YOU'RE INVITED POOL PARTY SATURDAY, JUNE 20 1:00—4:00



**We're having a pool party and You're invited!** We would like to invite you to our Pool Party on Saturday, June 20th from 1:00—4:00 (rain date is Saturday, June 27th).

This is a great opportunity for you to meet your board and neighbors. Middleton Place is a great place to live and we have really wonderful homeowners.

We will be providing Fried Chicken, Pasta Salad, Mac n Cheese, Chips and dips, fresh vegetables and fruit and drinks. If you enjoy cooking and have a favorite side dish or dessert you would like to share please bring it along.

We're also going to have a few give-aways to make this afternoon great fun for all. **One prize will include \$75 off of July Dues.** So join us and let's get together and mingle!

We know you're all busy and may just decide at the last minute to stop by and that's great, but if you're planning to attend please RSVP to Janet.

## POOL OPENING

The pool will be open Saturday, May 16th.

## DATES TO REMEMBER

\*Monday, May 18th 6:30 PM—HOA Board Meeting Community Invited Center Meeting room at the Fishers Library

\*Saturday, June 20th 1-4—Pool Party (rain date June 27th)

\*Saturday, September 19th 8-12- Community Garage Sale

\*Tuesday, November 17th 6:30 PM—Annual Meeting at the Fishers Library

All board meetings are open to homeowners. They are held at AMI offices on the 3rd Monday of each month at 6:30 pm. Please let Janet know if you would like to attend. Thanks!

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

The Highest/Average Sale Price - \$124,500/109,840  
11 homes sold in the past year

The Average Days on Market - 109

Current Homes Listed - 10

The above stats do not include the 2 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!

**THE MARKET IS MOVING IN FISHERS: 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 as you move up in your new home. The tax credit is also for buyers who have not owned a home in the past three years. Now is the time to be on the market. We are in our selling season. Please call on me, I would love to EARN your business!**