



Quarterly Newsletter



A Message from the President



Hello Fellow Homeowners,

All is well in Middleton Place. Our garage sale was a real success with many homeowners taking part.

A few items to note:

We will be having our community aerated and seeded in the near future. Please help us water if the fall does not produce enough rain for the seed to grow. Please note, water is paid for by the HOA so it is not a separate bill to you. It will enhance the look of our community to have the bare areas filled in. The seed is being put down the same time the community is being aerated. You can tell the aeration has been done by the ground plugs that are left behind.

Please remember to attend our Annual Meeting at the Fishers Library at 6:30 pm on Tuesday, November 17th. Pizza and drinks will be served. Please let Janet know that you are attending so we know how much Pizza to order—915-0400. If by chance you do not RSVP, do not let that stop you from attending. We all would like to see you there.

I wanted to let you all know that this will be my last year to serve on the board. I have enjoyed meeting all of you. I've served our community for three years and feel that I have been instrumental in making a lot of positive changes. With that said, we are looking to the community for a replacement board member. Please consider serving your community. If you are interested in serving on our board, please complete the enclosed nomination form.

I look forward to seeing you at the Annual Meeting.

Kelly Cody.

September 2009



CRIME WATCH

David Culley has volunteered to head-up the Crime Watch Committee for Middleton Place. If you are interested in being included in the crime watch notices or if you are interested in being a Block Captain, please contact David at david_culley@hotmail.com. Again, we are not saying that our community is a target for crime, some residents just want to be proactive and help to keep our community a safe place to live.



**Sunday,
November 1st**

Remember to turn your clocks back one hour. This is also a good time to change the batteries in your smoke detectors.

**Annual Meeting
Tuesday, November 17th
6:30 PM 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! (There is not a meeting in December)

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
915-0380

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



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Reminder!

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.**

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.

NEWSLETTER

During my time on the board, I have personally sponsored the quarterly issues of the newsletter. I created and printed it and our management company mailed it out. Here is an opportunity for you to do the same. If you would like to promote your business by sponsoring our newsletter, please let Janet know. Or if you like to create newsletters and want to take on the task also call Janet. The newsletter may not continue without your help.



AMI has received numerous calls regarding the traffic upon entering our community. Please remember that traffic entering our community has the right of way at the entrance. Please make sure you are stopping before exiting the community. There have been several "close calls" recently and everyone would like to avoid an accident. A stop sign will be placed on the West side of the entrance so both directions will have to stop before exiting the community. This additional stop sign was requested by many homeowners in the community.

AMI has also received many complaints regarding dog droppings and trash cans. Both items are listed to the left and appear in every newsletter as a reminder to keep our community looking good and free of dog droppings so everyone can enjoy their property. I'm not really sure what else can be done to get the attention of the violators. If you see someone walking their dog and they leave behind their pet's droppings, offer them a bag. If your neighbor's trash can is still out on Tuesday evening, remind them to take it in. The trash cans may come down to removing them if the violator receives more than three notices. This is for the entire community, homeowners and renters alike. This is really all about common courtesy. Please take pride in your surroundings.

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. If we find that this is not beneficial to our residents, we will switch back to the 2" push.

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.

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.

Smoke alarms, Carbon Monoxide detectors, and Fire extinguishers: Replace all batteries and check that all levels and gages are in the correct positions and none have expired.

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.