

ON THE BOARD

Officers of the Seifert Creek Homeowners Association are as follows: President-Nancy Owens, 861-0562; Vice President-Jean Thomas, 861-4941; Secretary/Treasurer-Caine DeWitt, 861-8142. Architectural Committee, Tom Greiner, 861-9726; Alan Edon, 861-3819; Tom Pearson, 861-9778. If you have any questions or concerns, please feel free to contact one of those listed above.

**** ANY and ALL exterior changes to your property must be reviewed and signed off by two members of the Architectural committee with one copy of the actual plan being retained by the Board. ****

Necessary Expenses

Thank you to all of you who paid your annual dues on time. We are excited to say that we only have 1 resident who has not paid and necessary actions have been taken to recoup that money.

However, we have had to file 3 liens this year on properties in violation of Covenants. Unfortunately those people have not responded or made payment. We have assessed the lien amount, late fees and court fees, as appropriate. One question that will be addressed at the annual meeting in March is yet another amendment to our documents to re-evaluate the ability to rent properties within the subdivision. In 2011 we have had more complaints against renters than all other complaints put together. While it is not our desire to create a hardship for any of our neighbors, at the very least we expect the renters to care for the property as if it were their own and to comply with the covenants, as written.

At any time if you should have a question or concern about compliance or neighborhood business, please feel free to contact any one of the people listed as officers for the Board of Directors. We will NOT resolve issues between neighbors unless there is an issue of safety/danger or a question of abiding by our covenants but we will assist with finding a resolution whenever possible.

We appreciate your willingness to be a good neighbor and we'd like to keep the nice group we have.

Respecting Private Property

We are still experiencing some issues with respecting private property. This should serve as a reminder that ALL animals are to be leashed or contained to your property. Please do not allow them to roam free and/or to destroy your neighbors' personal space. The Nature Trail is now posted and open for use to all Seifert Creek residents and their guests. However, it is NOT intended to be a public trail and it abuts private property, owned and maintained by the residents. Please do not allow your animals to defecate without cleaning it up and be respectful of others' privacy. We would like to remind everyone that they are on semi-public property on the trail but PRIVATE property along the edges.

Signage has also been posted at the front entrance to eliminate distribution of handbills. They are rarely secured in the news boxes and blow around the neighborhood. Since the signage has been posted we have had few unwanted deliveries and we encourage you to contact the distributor/vendor and remind them that they are violating a city ordinance; one for which we can have them fined for. This signage does not apply to door-to-door solicitation (i.e. girl scouts, boy scouts, honor students, etc.). If you do not wish to have those visitors it is your responsibility to post your own property.

Be the neighbor you'd like to have

Reminders and Information

The Board of Directors wishes to remind everyone that we are primarily here to be good neighbors and to help each other out in times of need. However, it takes everyone working together to create a living situation that is beneficial to all people. You elected your Board of Directors to entrust that they would uphold the Covenants in place for the benefit of all neighbors. That said, we occasionally make decisions and assess judgments based on complaints of non-compliance. We try to resolve the issue by discussion, certified/registered letter of notification and then filing a lien. Currently we have 3 such liens pending.

In accordance with the covenants and voting of the majority of the homeowners of this neighborhood, we wish to remind you of the following items:

#22. "No satellite dish or communication tower/antenna shall be allowed. Any TV reception antenna shall be placed within the attic of the main residence.

- First and foremost, there are several residents violating Covenant #22 regarding the placement of satellite dishes on their premises. Please contact your cable/dish company to place the receiver inside the attic space as soon as possible. The Board has received many complaints.

#41. All residents of Seifert Creek Subdivision will be required to contract annually with and use exclusively the services of a single contracted waste disposal company. Selection of said contractor/hauler/supplier will be decided upon review of competitive bids solicited by the Board of Directors.

- Trash Removal. The Board is currently reviewing bids for the trash removal requirement, as amended at the last meeting*. A reminder that ALL residents will be bound to use the trash collection provider that is selected each year by the Board. Extensive work goes into soliciting bids, reviewing contracts and choosing the company that will provide the best service at the best price. However, we are only offered these prices when all residents abide by the covenant. Currently that company is CGS Services in Morristown. Their rates are reasonable, they provide curbside recycling for those who wish to participate and, as a Board, we have had no complaints as to their service. This addendum was made primarily to keep heavy truck traffic to a minimum to not destroy our streets and keep our children safe.

- The Board is also currently reviewing bids which were submitted by local landscapers. Our service is currently provided by P.J.E. Lawncare and Property Maintenance. This company, owned by Phil Ennis, has worked in our subdivision on private residences and the main entrance/common areas and has done a very nice job. Phil recently did renovations around the retention pond near the nature trail. If you haven't seen it, I suggest that you follow the signs (new this year) down the trail and take a look at the beauty and the hard work they have accomplished. Phil offers residents of Seifert Creek a 10% discount on lawn services and 5% on landscape/hardscape services. The logo and contact information for P.J.E. is on our website under Helpful Information (seifertcreek.org).

2012 ANNUAL MEETING SEIFERT CREEK HOMEOWNERS' ASSOCIATION 7:00 P.M., NEW PALESTINE TOWN HALL

All questions and concerns MUST be submitted to a member of the board prior to the meeting.

Nancy Owens, nancyowens1@comcast.net

Caine DeWitt, tracidewit@sbcglobal.net

Jean Thomas, jetcet00@hotmail.com

In keeping with our by-laws, one position on the Board will expire each year. If you would like to be considered for the position or if you would like to nominate someone, please forward that information to one of us at your earliest possible convenience. Nominees or their duly appointed representative must be present at the meeting to accept a position.

Be the neighbor you'd like to have