

KEYSTONE
HOMEOWNERS
ASSOCIATION
PO BOX 8101
EVANSVILLE, IN
47716

Newsletter
1st Edition 2014
April 2014

Keystone Homes Alive

Annual Meeting Minutes

Venue: Faith Bible Church, 5601 Oak Hill Road, Evansville, Indiana

HOA President Brad Mills called the meeting to order at 9:00 AM.

Members present:

Brad Mills, President of the Board
Paul Jensen, Vice President of the Board and HOA Maintenance Committee Chairperson
Bill Clark, Treasurer of the Board
Cindy Turner, Secretary of the Board and HOA Restrictions Officer
Judy Clark, current voting Board member and Social Committee Co-Chairperson
47 Homeowners representing 38 households were present

Minutes from 2013 Annual Meeting:

The minutes from the 2013 Annual Meeting of the Keystone Homeowner's Association held February 23, 2013, at the Faith Bible Church in Evansville, Indiana, were read. A motion was made and seconded to approve the minutes from the 2013 Annual Meeting as read. The homeowners present voted unanimously to approve the minutes from the 2013 Annual Meeting without modification.

General Business:

Nominations to the HOA Board

HOA President Brad Mills opened the floor to those HOA members in attendance for nominations to the HOA Board. No nominations were made. A motion was made and seconded to retain the five (5) present members of the HOA Board. The homeowners present voted unanimously to retain the five (5) present members of the HOA Board.

Maintenance Committee Report

Paul Jensen submitted a maintenance committee report. The Objective of the Maintenance Committee is to enhance the appearance, safety, functionality, and property value of Keystone subdivision properties in a timely and cost effective manner. He and his committee are responsible for lake treatments, snow removal, entrance upkeep which includes light and sprinkler maintenance, monitoring street upkeep as well as monitoring the health of the tree line "fence" on Green River Road. Paul noted that Aquatic Control submitted the bid for lake upkeep once again this year. Chemical applications will occur once per month between April and September. The cost for these treatments will be \$14,541.00. (The cost of the treatments was \$14,119.00 in 2013.) Snow removal has cost \$880.00 thus far this year. Mowing and weed eating of entrances and common areas will be performed by 4-K Lawncare and Landscaping again this year. 4-K will mow/weed eat twice a month beginning in mid-April and continue through October. The cost for this service will be \$15,750.00 which reflects a \$50.00 per cut increase in comparison to the cost per cut in 2013. The cost for this service was \$15,050.00 in 2013. He reminded members that we replaced the mulch at all six entrances with rock last summer. This will result in significant savings in the future as we no longer need to remulch the areas every Spring. The committee is aware of the fact that many of the trees in the tree line "fence" on Green River Road have hit the end of their lifespan and are starting to struggle to survive while others have already died. The committee will be looking at that tree line, looking for solutions, and will be replacing trees as necessary this Spring/Summer.

Paul reminded HOA members that over 1 mile of the 6 miles in the subdivision was resurfaced in 2013. He emphasized that Homeowner Bill Koch was instrumental in getting this resurfacing completed. Paul reported that the County chose which streets to repair based on which ones they thought were in most need of repair. Porterfield was not repaired because it was deemed to be in critical need last year. It is one of the two streets that need to be repaired in 2014.

Annual Meeting Minutes Continued

Paul thanked everyone in the HOA who stood up in opposition of the apartment complex last summer, especially Chuck and Anita Frazier who circulated the petition against the complex throughout Keystone and surrounding areas and Andy Ozete who spoke so eloquently before the County Board. Paul noted that this is one of the few times he has ever seen the Planning Commission turn down a project like the one that had been proposed.

Paul also thanked the following committee members for all their hard work – Jim Ahrens, Ron & Alberta Bitter, Tan Vu, Joan Mehling, Dave Gard, Wayne Hutchens, William Koch, Bev Kerney, John Schuetz, Bill Clark, and Gary McConnell. He gave special thanks to Jim Ahrens who is ‘retiring’ from the committee after 15 years of service to the subdivision.

Paul stated that he needed at least two (2) volunteers to take over light bulb replacement duties at the Delk and Oak Hill Road Entrances as well as one (1) volunteer to maintenance/planting at the Oak Hill Road entrance. He noted that volunteers receive \$75/entrance adoption to cover beautification costs.

Discussion regarding maintenance issues throughout the subdivision followed the Maintenance Committee Report. Homeowners asked about reducing the speed limit within the subdivision to 20 mph, especially down Cobblefield and Saybrook. President Mills reported to members present that we as a Board did in fact look into that problem last fall. The County conducted speed studies in the subdivision and concluded that the average speed throughout the subdivision was 35 mph which they deemed “reasonable and proper” for the area. Homeowners present also asked Board members to ask their fellow Homeowners to walk on the sidewalks as opposed to walking in the street and remind homeowners not to park on High Tower near the Green River entrance as the situations create unsafe conditions. In light of the severity of this past winter, homeowners asked if we could increase the budget to increase snow removal and spread sand at the entrances in order to increase traction. In response to this discussion, Paul pointed out that HOA dues have not increased in over a decade despite the increasing costs of maintenance. That being said, the Board agreed to research and act on these requests within the restraints of our annual budget.

Social Committee Report

Judy Clark, Social Committee Co-Chairperson submitted a Social Committee Report. As decided by the HOA membership at the 2013 Annual meeting, Keystone will not be having a HOA picnic in 2014. However, we plan on having a picnic in September 2015. We work the date of the picnic around the Race for the Cure date, so it is not on the same day every year. But we plan on holding it at the Faith Bible Church again. We will also arrange for it to be catered again. Wolf’s Barbeque has catered it in the past.

The money allotted in this year’s budget for the picnic will be used to replace the trees along Green River this year. Members were encouraged to have block parties to promote a sense of ‘community’ in the meantime.

The floor was opened to the homeowners present for discussion. No questions or discussion was offered by those present in regards to the Social Committee Report.

Treasurers Report

Bill Clark gave the Treasurer’s Report and went over the 2014 Budget. He specifically pointed out that 518 invoices for dues were sent out this year and that we have collected 90% of those dues already.

The floor was opened to the homeowners present for discussion. No questions or discussion was offered by those present in regards to the Treasurer’s Report.

Restrictions Committee Report

Cindy Turner submitted the Restrictions Committee Report.

As always, parking, unlit yard lights, and visibility of garbage cans from the street are the chief complaints of covenant violations among homeowners. Violators have been given notices repeatedly over the last year. Some have chosen to comply voluntarily, while others have chosen to blatantly remain in violation of the covenants that bind all homeowners in Keystone. A list of violators and notices given to these violators has been kept over the last year. That list shows that some homeowners have been in violation of the covenants all year.

As a result, the Board has decided to take a more aggressive approach to ensure covenant compliance by taking legal action against perpetual violators. Those people who park in the street habitually, those whose garbage cans are visible from the street, those who chose not to mow their grass or maintain a quality stand of grass, and those whose yard lights remain unlit for 30 days will be taken to court.

It was pointed out that local courts have proven to be sympathetic to Homeowner Associations who ask their Homeowners to comply with the covenants that the homeowners agreed comply with when they moved to the subdivision. As a result, violators will be forced to comply and will also be responsible for the legal fees that the Homeowner’s Association incurred pursuing compliance of the covenants.

Annual Meeting Minutes Continued

Committee members will be walking the streets recording violations via dated/timed photography. Notices will be handed out for lights as they have in the past, in homeowner's newspaper boxes. Homeowners will have 30 days to fix their unlit lights before receiving legal notices. Parking notices will be placed on cars or hand delivered to homeowners as in the past. Covenants prohibit overnight parking, commercial vehicle parking, and habitual parking on the streets in the subdivision. Violators will receive one warning notice, and legal notices upon repeat violation. Homeowners were reminded that visitors to their home are bound by the same covenants and that they (the homeowners) are responsible for covenant compliance by visitors to their home; thus, homeowners are responsible for violations by their visitors. Consequently, homeowners will receive legal notice upon repeat violations by visitors to their homes. Notices for garbage cans that are visible from the street will be handed out on a more regular basis starting in April. Homeowners are welcome to build a small fence outside their garage in order to hide their garbage cans if homeowners choose to keep their garbage cans near the sides of their garage doors. However, homeowners are reminded to submit their construction request to the Restrictions Committee for approval prior to beginning construction of such a fence.

The floor was opened to the homeowners present for discussion. A short discussion was offered by those present in regards to various violators in their segment of the subdivision. All complaints were noted by the Restrictions Committee and will be addressed as soon as weather/time permits.

New Business

There was a request from the floor and subsequent motion and second to allow a local candidate for a local law enforcement position and a member of the local planning commission to address to homeowners present.

The vote: 19 for, 28 against. The motion did not carry and was therefore denied.

The next annual meeting of the Keystone Homeowner's Association will be Saturday, February 28, 2015.

The meeting was adjourned at 11:15 AM by HOA President Brad Mills.

Minutes Prepared By: Cynthia M. Turner, HOA Secretary

Contact the Board

If you need Assistance the following are available to help

- | | | | | |
|------------------|--------------|----------------------------------|----------|------------------------------|
| • President | Brad Mills | bradmills@wowway.com | 491-7102 | |
| • Vice President | Paul Jensen | parthur333@gmail.com | 760-6158 | Maintenance Committee Chair |
| • Secretary | Cindy Turner | cindytnr@aol.com | 402-1464 | Restrictions Committee Chair |
| • Treasurer | Bill Clark | treasurer@keystonehomesalive.com | | |
| • Voting Member | Judy Clark | judecee1@insightbb.com | 480-2722 | Social Committee Chair |



“IN Touch”

with Vaneta Becker



The Honorable Ms Vaneta Becker has offered to provide this community with legislative updates that may be of interest to our readers. We are proud to have Ms Becker as a local resident and thank her for her dedication as an Indiana Senator.

Better Roads, Stronger Schools Focus of 2014 Session By State Sen. Vaneta Becker (R-Evansville)

It was a productive year in the Indiana General Assembly. Lawmakers advanced proposals to encourage job growth, improve roads and bridges, invest in early childhood education and protect our youngest Hoosiers.

Unlike Washington, bipartisanship and collaboration are highly valued in Indiana. Of the 225 bills passed this year, 99 percent received bipartisan support in the Senate. It's an environment that allows us to get good work done for Hoosiers.

One of the important bills passed this year by the legislature will help modernize Indiana's infrastructure. [House Bill 1002](#) transfers up to \$400 million from the state's transportation reserve fund to pay for current road projects, including work toward completing I-69 in our Southern Indiana community.

Each year, 724 million tons of freight travel through Indiana, making us the fifth-busiest state for commercial freight traffic. HB 1002 will ensure residents, visitors and employers benefit from first-class highways in Indiana.

To promote the best school system for Hoosier students, the legislature made new investments in early childhood education this session. [House Bill 1004](#) establishes a two-year pilot program using existing state funds to help low-income families send their children to preschool. The pilot program is targeted toward children who are at an increased risk for entering school without a proper foundation of learning.

Studies show that early childhood education can lead to better academic outcomes in childhood and better career outcomes for adults. This pilot program will help us determine if a full-scale preschool program will benefit our state.

As a legislator, one of my greatest priorities is improving the health and well-being of young Hoosiers. This session, I authored a bill to encourage better reporting of infant health problems caused by drug addictions in mothers – a tragic and growing trend.

Neonatal abstinence syndrome (NAS) is the term used to describe drug-related health problems in newborns. Symptoms include drug dependency, seizures, slow weight gain and others. According to the Indiana Prescription Drug Abuse Prevention Task Force, the overall rate of newborns being diagnosed with NAS has tripled over the past decade.

[Senate Bill 408](#) requires state agencies to facilitate study and collaboration among medical experts in order to determine best practices for identifying and reporting NAS cases. These discussions will hopefully lead to better awareness of NAS, stronger strategies to deter drug abuse by pregnant women and more effective treatments for infants born with drug dependencies.

Another key health reform advanced this year will help children with severe allergies. I authored [Senate Bill 245](#) to allow doctors to prescribe auto-injectable epinephrine devices, like EpiPens, to schools. It also sets guidelines for school employees to fill, store and administer these devices to suffering students. Similar protections were also expanded to Indiana colleges and universities.

Students with known allergies usually have access to these life-saving devices at all times because a doctor has given them a prescription. Unfortunately, a quarter of children have their first reaction to peanut or tree nuts in a school setting. Schools need to be prepared to act quickly when these reactions occur.

I believe these and other new laws will make a difference in Hoosier lives.

Though the 2014 legislative session has ended, I will continue working to improve the Evansville community and state of Indiana. If you have ideas for legislation or other concerns, please contact me by email at Senator.Becker@iga.in.gov or by phone at 800-382-9467.

It is an honor to serve you in the Indiana Senate.

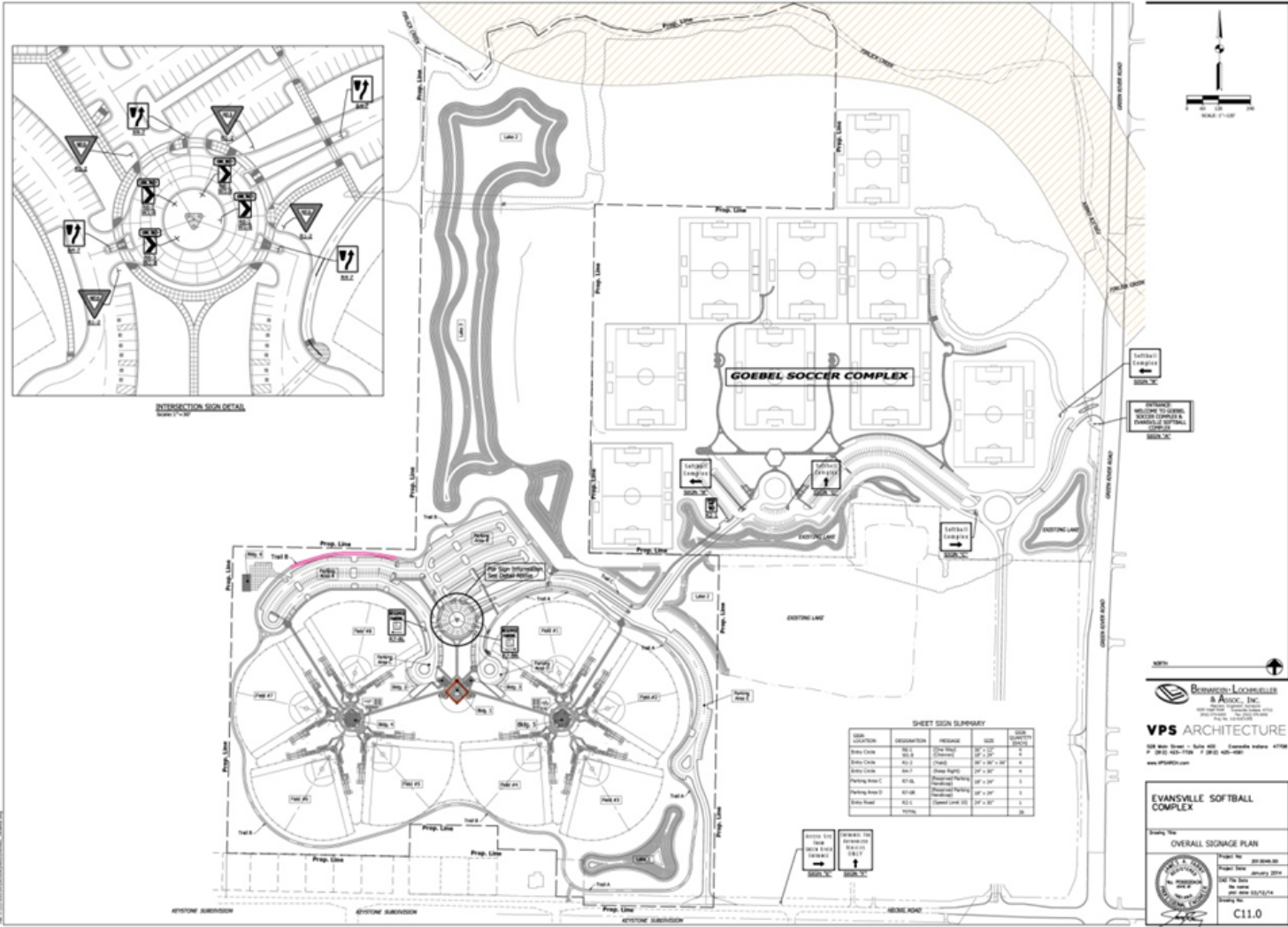
Vaneta Becker

Presidents Message

Construction on the CVB softball fields to begin soon. Evansville-based firms Empire Contractors and Blankenberger Brothers have been awarded three of the four contracts for construction of the Evansville Convention & Visitors Bureau’s softball complex. The fourth contract is yet to be awarded.

Blankenberger won the awards for both field turf work and site work. Site work includes things such as excavation and installation of underground utilities.

Groundbreaking is planned for early in April. The complex will include eight lighted ball fields, a concession area, playground, lakes and a walking path that goes around the perimeter of the site. Total estimated cost of construction and land acquisition is around \$15 million. If the complex is finished on schedule, it will be ready for play next spring.



Maintenance Report

The calendar says SPRING is here. We are back on Daylight Savings Time—WE SPRANG (?) forward weeks ago...So where is it??? Two weeks ago I'm in the backyard picking up wind-blown trash (in my winter coat and stocking cap) looking up at the ugly grey sky and observe hundreds of geese FLYING SOUTH! **What is that?** My Indoor/outdoor thermometer has given up and no longer gives me the outside temperature.

But I digress...

Mowing and weed eating will begin mid-April and will continue every other week through mid-October. Those living on private lakes and the common lakes will be treated once per month beginning in April and continue through September. Both of these are similar to the 2013 schedule.

The Board has decided to change the lighting procedures at all six entrances. All the post lamp fixtures as well as the spot light fixtures will be replaced and modern LED lighting will be installed. This should be happening in the month of April and this should avoid any lighting problems for 10,000 hours according to the available information.

Volunteers have chosen five of the entrances to put in flowers and keep the bushes trimmed. WAYNE Hutchens maintains the Green River Road entrance, John Scheutz maintains both Flagstone Drive and Shoreham Drive, Gary McConnell takes care of Pebblestone while Bill Clark is in charge of Delk. We are looking for a **new volunteer** to maintain and beautify our premier entrance on Oak Hill Road. Seventy five dollars is available for plants, bushes, fertilizer, etc. After fifteen years volunteer **Jim Ahrens** has decided to give someone else a chance to show off a green thumb. If you are interested, please contact Paul Jensen @ 760-6158 and we will get you started.

There are three options on how to handle the dying trees on Green River Road. A choice will be made soon, so stay tuned. Whichever solution chosen will not be inexpensive. It is sort of one of those pay me now or pay me later situations.

The streets in the subdivision are currently being evaluated by Bill Koch and myself and our recommendations for receiving serious consideration for repaving are Cobble Field Drive, Pebble Stone and Pebble Field Drive and Porterfield Drive. The resurfacing, if approved by the county will take place sometime this summer.

I wish you a most happy spring and if I can be of assistance, please give me a call or shoot me an email

Cheers,

Paul
760-6158 parthur333@gmail.com

Restrictions Committee

Spring has Sprung, *finally*; and, unfortunately, with it comes a new wave of covenant violations!

Since we had such a terrible time with perpetual covenant violators in 2013, we have decided to be more aggressive in our pursuit of compliance. Please refer to the minutes from the 2014 Annual Meeting posted in this newsletter

For those who choose to disregard the covenants that bind all homeowners who live in Keystone and the notices they receive concerning covenant violations, the Board **WILL BE FORCED TO TAKE LEGAL ACTION** against violator's. Violator's will be taken to court for unlit yard lights, habitual parking on the street, not maintaining their yards, and any other violation of Keystone covenants.

Local courts have proven to be sympathetic to Homeowner Associations who ask their Homeowners to comply with the covenants that the homeowners agreed to when moving to the subdivision. As a result, violators will be forced to comply and will also be responsible for the legal fees that the Homeowner's Association incurred pursuing compliance of the covenants.

It would seem easier and cheaper to comply with our covenants than be taken to court!



The Covenant mandates that every home has a lamp post with a lamp that is operated by an electric eye so that it remains lit from dusk to dawn. We have many, many lights out within the subdivision.

Please check the working order of your lamp post often. Replace your bulb if it is unlit; if that doesn't cure the problem, check your photo cell. If that does not solve the problem, call an electrician and service your lamp post so that it is in working order.

Habitual parking on the street continues to be a problem throughout the subdivision. The subdivision was not designed to accommodate street parking. It is extremely difficult and dangerous for cars and service vehicles to navigate the subdivision when cars are parked in the street, especially curves and cul-de-sacs.



Spring Break and Summer Break means that driving age children are home rather than being in school, and their friends are visiting more frequently. This increases the violation rate significantly!

Please be courteous to your neighbors and other members of the community by asking/reminding your children, friends and visitors who visit not to park their cars near your neighbor's mailboxes or driveways (or trash cans on trash day). In addition, IF YOUR DRIVEWAYS ARE EMPTY, friends and visitors who visit on a regular basis should park in your driveway; otherwise, they will be considered habitual parking violators putting you as the homeowner at risk of being taken to court by the HOA for habitual parking violation since you as the homeowner are responsible for your visitors and your children's visitors.

If you have more vehicles than you have driveway, please consider expanding your driveway to accommodate your vehicles.



According to the subdivision covenant, all garbage cans or other containers for the storage or disposal of garbage or any other refuse are to be stored in a location which cannot be seen from the street at the front of the home.

Many homeowners currently store their garbage cans at the side of their garages where it is visible from the street. For those who do, please move your garbage cans/containers from the side of your home so that it is out of vision from the street. If you choose to keep your garbage cans at the side of your home, you can build a small fence to enclose and hide your garbage cans as many of our neighbors throughout the neighborhood. We can give you names and addresses of neighbors who have successfully added such fences if you are interested. In addition, if you plan to build such a fence, **please remember to get documented approval from the Review and Restrictions Committee prior to beginning construction.**

The Speed Limit within the subdivision is 30 MPH!

Please observe the law, don't be a party to an accident and/or injury as a result of speeding. The time saved is not worth the risk.



Spring and Summer are perfect times to get out and meet your fellow homeowners, stroll through the subdivision, and enjoy the lakes.

However, please remember that the lakes are only accessible via the common areas.

Please do not stroll through the backyards of your neighbors who own homes on the lakes. This is their private property for their private enjoyment, not common property for your enjoyment.

In addition, when enjoying the lakes, please assist us in keeping our neighborhood beautiful by **picking up your trash/litter.**



April Showers not only bring May Flowers, they bring tall grass and weeds.

No one likes a neighbor who lets their yard get out of control.

The covenant mandates that homeowner's mow their lots on a regular basis and maintain a stand of **quality** grass, not weeds. If you don't have time to cut your grass or maintain its appearance, please hire a service to maintain it for you.

Lastly, if you are considering adding a new yard barn, fence, pool, or structure addition this Spring; please remember to get documented approval from the Review and Restrictions Committee **prior** to beginning construction.

A detached accessory building (i.e., yard barn) may be erected on a Lot, providing it is approved in advance by the Subdivision Review Committee as being in conformity and harmony with the main structure and properly placed on said Lot as outlined by covenant restrictions.



The above listed restrictions are mandated by the covenants that bind all homeowners in Keystone. Again, let me emphasize, for those who choose to disregard the notices they receive concerning violations relating to unlit yard lights, habitual street parking, garbage can placement, yard maintenance, and/or other violations of the Subdivision Covenants, the Board **WILL BE FORCED TO LEGAL ACTION** to ensure compliance.

This is a step we would rather not take.

By working together and **voluntarily** complying with the subdivision covenants and restrictions, we can all help maintain the beauty and safety of our neighborhood.

Your cooperation is **greatly** appreciated!

Cindy Turner