

**INDIAN CREEK NEWSLETTER**  
**SEPTEMBER 2011**

**Management & Maintenance, Inc.**

**7803 E. Harvard Ave. Denver, CO 80231 (303) 755-2732**

**Please Continue To Check Our Website for Updates [www.indiancreekhoa.net](http://www.indiancreekhoa.net)**

**Annual Meeting**

The annual homeowner's meeting will be held on Thursday, September 1<sup>st</sup> at the Ellie May Library at the corner of Florida and Parker at 7 PM. Please try to join us. One board position is open. We have two volunteers for the Board, and one Board member up for reelection. The volunteers are Beth Cox and Carol Vaughan. Board member Ben Gochman is re-running for another term.

**A Little Information about Indian Creek**

With so many new residents...both owners and renters...it seems appropriate to remind everyone how Indian Creek operates.

- Indian Creek Homeowners Association is a business that was established when our homes were built in the 1980's. We pay taxes, insurance, conduct audits etc. as any other business would.
- The business is owned by all of the homeowners.
- The HOA is operated by a volunteer five-person board of directors elected by the homeowners.
- The Board of Directors is charged with managing the property financially and physically within the legal guidelines of Indian Creek Bylaws, Covenants and policies as well as state and federal law.
- To assist the board in this endeavor, the Homeowner's Association employs Management & Maintenance to bill for and collect dues, pay bills (all checks are signed by board members), obtain bids for work to be done, keep community files and other tasks as directed by the Board of Directors.
- In situations other than an emergency the management company does not act without board approval which is a majority vote of the five board members.

Please take the time to get to know the guidelines of our community and the current board members. Board meetings are open and minutes and financial statements are available to all homeowners upon request.

**Architectural Reminder**

Please remember that any and all changes made to your exterior home and property must be approved in writing by the Board of Directors prior to making the change. You must also obtain approval for anything over the height of the fence in your backyard. Applications are available on the website at [www.indiancreekhoa.net](http://www.indiancreekhoa.net) or by calling Management & Maintenance, Inc. at 303-755-2732 the number above.

### **Final 2011 Summer Walkthrough**

The Board will conduct the final walkthrough of the neighborhood on August 30<sup>th</sup>. By and large the community has looked very good this summer. We got pretty tired of the rain earlier in the season . . . now a little rain sure sounds good.

### **Tennis Courts**

The cracks in the tennis courts have been repaired. Hopefully this will wrap up the spending on the tennis courts for a little while.

### **Please be aware of your surroundings**

In July we had a couple of incidents with a young man in the south tennis court, visible from the pool. In both cases he exposed himself, and in the second case it was observed that he was using binoculars, as well. The police have been notified. We've had no further reports, but his description is as follows: young black man (about 18), 6'1" about 250 pounds.

### **Overflow trash**

All trash pickup will be delayed until Friday September 9 due to the Labor Day Holiday. This is the only overflow pickup for September.

### **Pool Closing Party**

Please remember the date for our party Sunday September 11 beginning at 5:00 p.m.. Bring your drink of choice and an appetizer or dessert. We do not barbeque at the closing party. This is the final day of this season to swim and use the hot tub. The festivities end at 8:00 p.m..

Our next social gathering will be the **Holiday Party in December**.

### **Wednesday/Thursday Lunch Bunch**

Racine's was the site of our delightful August lunch and we will next meet at Moongate Asian Grill on Wed., September 14 at 12:00. As the name indicates, the cuisine is Asian - Vietnamese, Chinese, and Thai. Moongate is at 745 Quebec St. and the phone number is 303-329-2921. For those wishing to car pool, we will leave from the Syracuse cul de sac at 11:45.

Please RSVP by Sept. 12 to Char Artman at 303-750-9596, [artmanchar@msn.com](mailto:artmanchar@msn.com) or Rosa Huaman at 303-750-6578, [ines2@ecentral.com](mailto:ines2@ecentral.com). We really need a firm headcount by the 12th as this is a very small restaurant and it is a bit of a stretch for them to manage a group our size at noon.

### **Your Furnace and Carbon Dioxide**

With all the hot weather we've had, it's hard to imagine that it will ever be cold again. However, this is the perfect time to schedule pre-season tune-ups for your furnace. If you still have one of the old furnaces from original construction, it's wise to make sure you have a CO2 detector in your home for your safety and the safety of your pets. They are readily available at hardware stores for about \$25.

Income tax credits and Xcel Energy rebates are also still available for insulation upgrades until the end of the year.