

2023 Spring Newsletter

IMPORTANT DATES

Day	Date	Event
Monday	May 22	Huntertown Bulk Pickup Days
Friday	May 26	Pool Opens
TBD	October	Open Meeting 7:00pm
Fri-Sun	Dec 15-17 (?)	Holiday Light Contest

Association News

Dues – Association dues were due May 1. Unpaid dues will prevent homeowners from using the pool, so pay now – either online (for a fee) or mail payments to:

Carroll Creek HOA
c/o Above Beyond Community Management
507 Airport North Office Park
Fort Wayne, IN 46825

Pool Stuff

- **Improvements** - The bathhouse has been refreshed! Repaired ceiling fans, installed new stall partitions, replaced the bathroom entry doors, and the hallway entry flooring has been changed to a textured & stained concrete surface. Further improvements to the bathrooms will be considered next year. New pool furniture will also be coming this year. Hope you enjoy the updated features!
- **Pool Hours** - The pool will open this summer at **9:00am, one hour earlier** than in past years! The board will be monitoring the number of people at the pool between the hours of 9-10am to see if it is worthwhile to make this earlier time more permanent.
- **Pool Miscellaneous** - Please remember to NOT let others into the pool. If someone's pool card is not working, there may be a reason. Each house has their own pool card and must be current with dues to have pool access. Up to three guests are allowed – please see pool rules on the Carroll Creek website.

Welcome Pack - New to the neighborhood? Look on the website: <https://carroll-creek.com>. Read the Welcome Letter, the pool rules (General Information > Welcome Pack) the Architectural Request Guideline's & Request Form (General Information > Architectural) and print out the Association maps (Maps on the main menu line). Get familiar with Carroll Creek!

Pond Improvements - That's poND, not more pool stuff! The large lake in the Lakes of Carroll Creek had some brush cleanup and riprap around the storm drain culverts. The triangular lake in the Preserves was severely hidden by overgrown brush and can now be seen! And trees were planted by the Preserves entrance pond! Lookin' good!



Sidewalk 50/50 - This is still happening, though the HOA is on the Huntertown budget for 2024. Is the sidewalk in front of your home cracked, or raised? Take some pics and send them to Above & Beyond, stacey@abcmanagement.org. They will be submitted to Huntertown for the 50/50 program, where the repair cost will be split between Huntertown (50%), and the homeowner (50%).

Resident Concerns

Trees - Trees get old and unstable like the rest of us. Because of this (pertaining to trees, not people) there are some rules homeowners need to abide by in regard to trees in common areas:

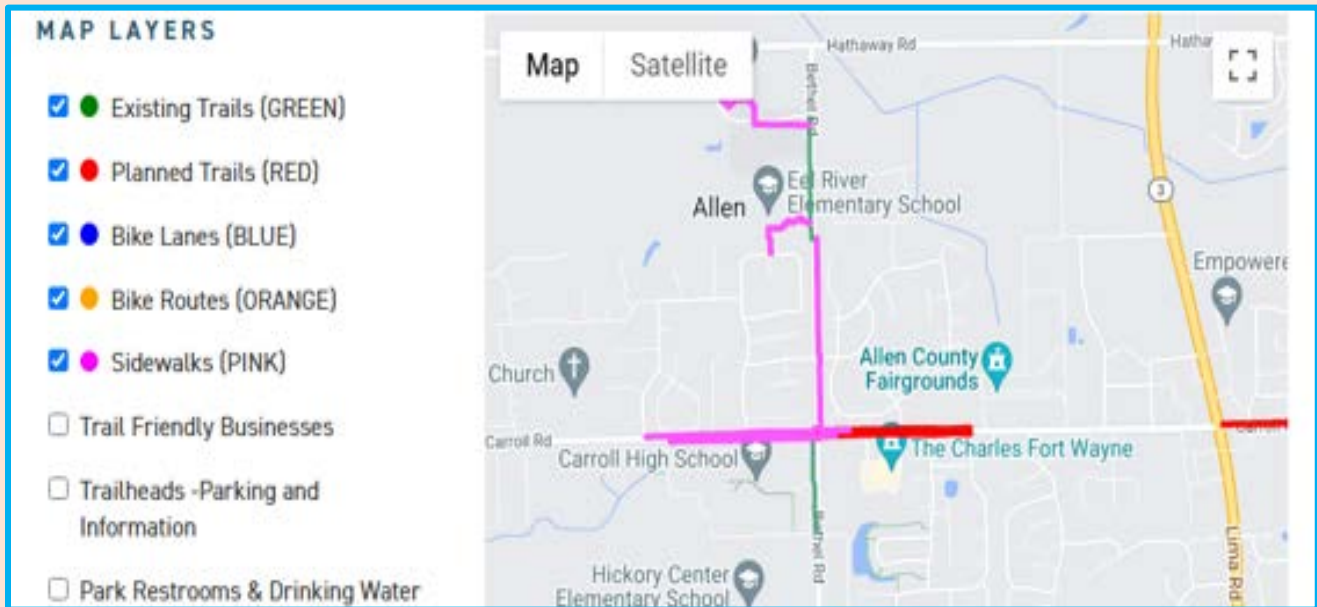
- If a resident does not report a tree prior to incurring damages, then damages are the homeowner's responsibility.
- A homeowner may take on the expense to remove hazardous trees, but there are stipulations:
 - They must hire a licensed and insured contractor, or have insurance themselves if doing the work, and
 - They must submit an Architectural Change Request form and have approval prior to performing the work.
 - Dead tree hazards are okay to handle, but non-hazard living trees should be left alone.
- If a tree is in common area wetlands, its best to not disturb the wetlands; leave the tree alone.



Exterior Maintenance - Last year letters were sent to residents asking them to consider maintenance of home items. Generally, there were three types of responses: some residents were upset; others were upset initially, but then made improvements; and some residents skipped the emotion and simply made the improvements. Overall, most people were very happy at the improvement boosts that were made throughout the neighborhoods. The board is considering doing this again.

Architectural Requests - When in doubt, fill it out – the architectural request form – and submit it to Above & Beyond. There are guidelines to follow, so please don't put something up thinking you can get away with it – you can't, and there are several homeowners who can attest to this. Complete the form for any exterior upgrades or modifications, including structures or fences! The form is on our webpage: <http://www.carroll-creek.com/general-information/architectural>.

Trails - We have trails coming! From the Fort Wayne Trails website, the map below shows sidewalks and a planned trail coming...soon...to a neighborhood near you!



Celebrate!

Students of all ages, from Kindergarten
to High School, and College too...

CONGRATULATIONS
TO ALL THE GRADUATES IN THE
NEIGHBORHOOD!



Help Wanted

The HOA needs a [Newsletter Chairperson](#). The newsletters are easier to create now that they are online – there are no longer page or format restrictions. And look! The newsletter can be in COLOR! You can be as creative as you'd like! I need to get this out before the pool opens so don't have time for shenanigans, but you CAN have shenanigan time! Are you happy with bare bones news? Do you want to bring back the Happenings around Town or the puzzles? Do you want something entirely different? You can decide on the format and content (to a certain extent!). Please contact Stacey at stacey@abcmanagement.org if you would like to apply for this volunteer position.

HOA SUMMERTIME BLUES

Every summer, it's the same thing. Please abide by the rules below.

1. Review the HOA rules & restrictions BEFORE adding structures, fences, flags, etc. <http://www.carroll-creek.com/general-information/architectural>.
2. Keep your car from blocking driveways and street views. Do not park near intersections to avoid blocking views of bike riders, oncoming traffic, etc.
3. Keep your yard mowed, maintained, and clean of debris. It beautifies the neighborhood!
4. Wash mold and algae off from your house and install covers over exterior vents – birds use these to get into your house!
5. Repair fences and reroute sump pumps to prevent erosion to common areas.
6. Keep your eyes open! If you see streetlights burned out, mailboxes in disrepair, garbage or muskrats near the ponds, pool shenanigans, etc., please call Above and Beyond!
7. Move it! Trailers, utility trucks, boats, or campers cannot be parked, ungaraged for more than 48 hours. These items cannot be stored in the HOA.
8. Pick up after your dog when on walks. Keep your dog on your property, unless leashed.