

# 2023 Summer/Early Fall Newsletter

## IMPORTANT DATES

Day	Date	Event
Monday	September 18	Huntertown Town Council Meeting 6:00-7:00pm
Sunday	September 17	Pool Closing
Thursday	October 28	Open Meeting 7:00pm
Fri-Sun	Dec 15-17	Holiday Light Contest

## Association News

**Annual Meeting** – The Annual Meeting is coming up in October. Please be on the lookout for the annual meeting packet in your mail in early October. **Be sure to submit your Proxy if you cannot attend.**



The board members are elected each year for a one-year term. There are 9 members currently. We are looking for more representation from the Preserves and Carroll Creek sections but welcome any volunteers. No experience is necessary! If you are interested, please email [stacey@abcmanagement.org](mailto:stacey@abcmanagement.org) to add your name to the ballot.

## Back to School!

With students going back to school, there will be more street traffic and more pedestrians. Please drive with caution and be mindful of bus traffic and students walking.



**Students of all ages, from Kindergarten to High School, and College too...  
Have a great 2023-2024 school year!!!**

## Pool Stuff

- **Pool Hours** – GREAT NEWS! The pool season will be extended to **September 17<sup>th</sup>**! 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 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. Children under the age of 14 **MUST** be accompanied by an adult. This is a Department of Health regulation. Up to three guests are allowed. Please see the Pool Rules on the Carroll Creek website.

**Welcome Pack** - New to the neighborhood? Visit <https://carroll-creek.com>. Under Association Details you will find General Information, the Welcome Pack, the Covenants, and Architectural information. Under Our Pool you will find the pool rules and information on pool cards. Past newsletters and meeting minutes are also available. Get familiar with Carroll Creek!

**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](mailto: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 individual homeowner (50%).

**HOA Website** – The Carroll Creek website has been modified and updated! The Board worked with our website host to improve the features and content, removing some repetition, and making it easier to navigate. The updated website went live on August 24th. Please be sure to check it out! If you notice problems with the website or have any questions, please let the management office know.

**Architectural Requests** – Any exterior changes to a Lot require pre-approval from the HOA. Before making any financial commitments with contractors, please be sure to complete the Architecture Request Form and submit it to [Stacey@abcmanagement.org](mailto:Stacey@abcmanagement.org). Please be sure to include your Lot Survey for fences or yard projects. The committee is allowed up to 30 days to review your project. There are guidelines and restrictions, and projects that are not pre-approved or not in compliance are subject to removal. The form is on our website: [www.carroll-creek.com](http://www.carroll-creek.com) with a link on the home page

# HOA REMINDERS

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/association-details/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.

## Fort Wayne Happenings

- Fall Festivals
  - Johnny Appleseed Festival September 16-17th
  - Kuehnert Dairy Farm Festival, Saturdays, starting September 23rd
  - Union 12 Fall Palooza October 4th
  - Allen Count Fairgrounds Fall Craft Bazaar October 28th
- Fort4Fitness September 30th
- Fall Bier Fest & Market, 2Toms Brewing Company September 30th
- For music lovers, check out one of the many venues for listings:
  - Sept 24<sup>th</sup> Lakeside Fall Concert at Lakeside Park
  - Clyde Theater
  - Sweetwater Pavillion and Sweetwater Sound
  - Foellinger Theater
  - Embassy Theater
- Support your local farmers and join one of the many farmers markets here in our great city! For more information please visit:  
[www.visitfortwayne.com/restaurants/farmers-market/](http://www.visitfortwayne.com/restaurants/farmers-market/)

- [CurrentFortWayne.com](http://CurrentFortWayne.com) is Fort Wayne's free community calendar of events. We encourage all Fort Wayne residents to discover all there is to do in Fort Wayne on this awesome site. It's a great thing to promote to your community!



## HOA 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! 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](mailto:stacey@abcmanagement.org) if you would like to apply for this volunteer position.