

Spring 2018

hello

The Official Newsletter of the Hidden Lake Estates HOA

Board Directors:

President: Terry Arnold
tarnold@hleindy.com

Vice President: Antwain Howard
ahoward@hleindy.com

Secretary: Kareen Adkins
kadkins@hleindy.com

Board Member: Rich Ruzewski
rruzewski@hleindy.com

Board Member: Greg Urbanski
greg@hleindy.com

Finance Committee:
Bill and Carol Megnin
bcmegnin@hleindy.com

**HLE Web / Next Door /
Newspaper Committee:**
Richard Ruzewski
rruzewski@hleindy.com

SUMMER NEWSLETTER SUBMISSIONS

Submit newsletter items and questions to:
hlenews@hleindy.com

DEADLINE: June 15, 2018

MAILING ADDRESS

Hidden Lakes Estate HOA
P.O. Box 29379
Indianapolis, IN 46229

www.HLEINDY.com

Renter's Amendment Letters

The Board of Directors asked the Tanner Law Group to draft 3 different letters that we could use to communicate and help enforce the new rental amendment. One letter has already been mailed certified to current owners of rental properties to provide us with rental contracts of their current tenants. This letter will be sent every time new tenants occupy these rental properties. The 2nd letter will be sent to real estate companies, investment companies, and potential home owners when property inquiries are made informing them of our rental restrictions. The 3rd letter is stated more generally and has been uploaded to our HLEindy.com website to be read by anyone interested in our neighborhood. This letter is on Tanner Law Group letter head and reads as follows:

TO: All Prospective Buyers/Title Companies/Realtors

RE: Leasing of Homes in Hidden Lake Estates

This letter has been created at the request of my client, Hidden Lake Estates Homeowners Association, Inc. ("Association").

The Association wants to make sure you are aware of the recorded property Plat Covenant in Hidden Lake Estates subdivision that requires a newly transferred home to be owner-occupied for a period of five (5) years after the owner takes title. This restrictive Plat Covenant is recorded with the Marion County Recorder as instrument #A201700129434.

Therefore, if you or your company purchases a home in Hidden Lake Estates, you cannot rent or lease the property for a period of five (5) years from the recorded deed date. Until this five (5) year owner-occupancy period expires, the home must be owner-occupied.

If your intent behind purchasing this property is to use it as a rental property, and you don't wait five (5) years from the date of taking title to rent the home, then you could face legal action by the Association to evict the tenants and have a court issue an injunction prohibiting you from permanently renting the home as set forth in the covenant. If this were to happen, the Plat Covenants for Hidden Lake Estates makes the violating owner responsible for reimbursing the Association its legal expenses and costs.

The Association apologizes for the straightforwardness of this letter, but the Association wants to make sure everyone considering buying a home in Hidden Lake Estates is aware of this rental restriction **before** you actually purchased the home or tried to rent the home within this five (5) year owner-occupancy period and expensive legal action becomes necessary.

If you have any questions, you may contact the Hidden Lake Estates Homeowners Association, P.O. Box 29379, Indianapolis, IN 46229, or via their community email address: HLEBoard@hleindy.com.

The Association thanks you in advance for your cooperation in this matter.



**Hidden Lake
Estates Annual
Garage Sale**

June 1 - 2, 2018

SEE IT, REPORT IT !!!

Now that we've seemingly gotten through the worst that winter has to offer, you may be noticing more potholes forming in our community and on Indy's roads. It's not your imagination. More and more potholes are being reported as the harsh part of winter continues to dwindle down, according to <http://maps.indy.gov/IndyPotholeViewer/>. That's typical for this time of year. Potholes form when water seeps into the road pavement, and when the water freezes, this expands the gaps in the pavement. But don't think you can't do anything about the problem if you spot a big one while driving around. Report a pothole to the city by using the RequestIndy portal, at maps.indy.gov/requestindy/. To put in a notice to the city about a pothole, go to the URL and click "Create New Request." Then click "Streets, Signs & Signals" and then "Potholes." From there, you'll be asked more specifically about what kind of pothole you'd like to report, so fill out the form as it suits your request. OR by calling the **Mayor's Action Center** (317-327-4622).

You can use RequestIndy to report more than just potholes. It also works for reporting stray animals, broken traffic signals, abandoned vehicles, illegal dumping and more. If you want more context on the city's pothole problems, you may also view maps.indy.gov/IndyPotholeViewer/. It shows all of the potholes that have been reported in real time on a map of the city, and shows whether or not the city has responded to the reports. It can take the city up to a week and a half to fix a reported pothole, depending on the weather conditions and volume of reports. In cold months, workers will use a cold asphalt patch to fix potholes because asphalt is not readily available until outside temperatures warm up. The patch, however, is not as permanent of a solution as asphalt. Please be patient as we work with the City to have our neighborhood streets repaired.

ARCHITECTURAL REVIEW CHANGES

With the onset of Spring and Summer, many homeowners begin to think about the changes they would like to make to their properties. If you are considering making any changes to your property, from what currently exists, please remember to complete the "Request for Architectural Review Form" and submit it to the Hidden Lake Estates HOA Board for approval. The "Request for Architectural Review Form" can be found on our neighborhood website at www.hleindy.com under the "Information" tab. The form can be submitted electronically to the Board's email address at HLEBoard@hleindy.com or a hard copy of the form, along with all supporting documents, can be submitted to Board President Terry Arnold's home at 11205 Bear Hollow Drive. When choosing this option, please place your documentation in the mailbox next to his front door.



TREE SERVICE

The Board of Directors is asking our community to notify them of trees in commons areas (not on private property) that are dead or dying. Give us your name, address, a phone number and the location of the tree(s). Once we've compiled a list we'll contact a tree service to help survey these and other trees that might need to be cut down. You can send an email to HLEBoard@hleindy.com with a subject line that reads: Trees: followed by your Address. We plan on bringing a tree service in by the end of May. Thank you for your help!

TRASH BINS AND VEHICLES

Please remember that our neighborhood bylaws require Trash Bins be put away in the garage or around the back of the home on the day the trash is picked up. Also, please make sure all vehicles are parked in the garage or driveway on a nightly basis as not to impede upon emergency vehicles. You may contact the Board with any questions at HLEBoard@hleindy.com.

SPRING LAWN CARE TIPS

As the world outside finally begins to turn green after a long winter, it's time once again to pay attention to your lawn. Spring is a sensitive time for your yard – the soil is spongy, the plants are tender, and the weather is unpredictable. Your lawn will thank you for being gentle this time of year, but it will also thank you for addressing a few important spring tasks. Here's how to go about taking care of your lawn in the spring.

Types of Grass

Spring lawn care depends on the type of grass you are growing: Cool-season grasses include fescue, bluegrass, and rye. They have two growth spurts – a moderate one in the spring, and a big one in the fall. They go dormant and can struggle in hot summer months, so the focus of spring care is strengthening the plants for summer. Warm-season grasses – such as Zoysia, St. Augustine, centipede, and Bermuda – thrive in the heat and go dormant during winter. They begin growing after the last spring frost and really get going by midsummer. Understanding the type of grass you have and its peak growing season will help you address lawn care tasks at the correct time.

Controlling Weeds

Spring is the best time to prevent weeds by using pre-emergent weed control, which work by preventing weed seeds from germinating. Your first application of a pre-emergent herbicide should occur just as the forsythia bushes finish blooming in spring – that should stop crabgrass and other weeds before they have a chance to grow. Both cool-season and warm-season lawns benefit from weed prevention in the spring. Pre-emergent herbicides work for about three months, so plan on a second application during the summer.

Seeding and Planting

In the spring, gardeners have to choose between weed control and lawn seeding. Pre-emergent herbicides prevent grass seed from sprouting too, so you can't do both – the herbicide will be active for up to 12 weeks, which means you'll miss the spring planting season. If your focus this spring is on filling in bare spots or establishing a new lawn, time your activities according to the type of grass: Cool-season grasses can be planted as soon as the air temperatures get into the 60s and soil temperatures are in the 50s. Plant as soon as temperatures allow to give the seedlings a chance to get established before hot weather hits. Fall is a better time to plant cool-season grasses, so use spring planting for patching bare spots, and be prepared to keep your lawn well-watered during the summer. Warm-season grasses can be planted when air temperatures are in the 70s, soil temperatures are in the 60s, and all danger of frost has passed. Late spring is the best time to plant warm-season grasses.

Fertilizing

The type of grass you have also influences when and how you should fertilize your lawn: Cool-season grasses: Resist the urge to heavily fertilize your lawn in the spring. Spring feeding encourages rapid tender growth that will struggle to survive the heat of summer, particularly in drought-prone areas. If your lawn is in bad shape, fertilize lightly in spring with a balanced, slow-release fertilizer. Save the heavier feedings for fall, when cool-season grasses are at their peak growing season. Warm-season grasses: Fertilize in late spring as soon as the lawn "greens up" and begins actively growing. This is usually in April or May, after the last frost.

Other Spring Lawn Tasks

Aeration: is best done during your lawn's peak growing season. For warm-season grasses, this means early to mid-summer. For cool-season grasses, aeration is best saved for fall but can be repeated in spring if the soil is extremely compacted. Wait until your lawn has been mowed 2-3 times in the season, so you'll be sure it is growing fast enough to recover from the aeration. **Dethatching:** is also best done during peak growing season, right before aerating. **Mowing:** Begin mowing as soon as your lawn needs it – grass blades do best when you cut no more than a third of the blade's length at a time. **Watering:** Once your grass starts growing, you'll need to make sure your lawn gets at least 1" of water per week. Until then, you can water less frequently but remember that cold air is very drying to plants and lawns. **Insect Control:** Spring is a good time to address problems with fire ants. Many other insects, such as grubs and mole crickets, may also cause damage to your lawn in spring but are more effectively controlled later in the summer. **Lawn Equipment:** Sharpen the blade and tune up your lawn mower, as well as other lawn equipment, to make summer mowing a breeze!

Following these tips will make your yard the envy of the neighborhood!