

Muir Woods Official Newsletter

December 2011 Winter Issue

Muir Woods Annual HOA Board Meeting

At our Annual HOA Board Meeting on December 15, 2011, Teresa Powell was newly elected as a Board Director. Steve Gavin and Judy Burke's terms had officially ended, but they volunteered to serve again on the Board. Judy Burke is serving for one (1) year. Steve Gavin and Judy Burke were elected. Thank you both for your continuing and excellent service to our community.

The new Directors elected the following officers: Steve Gavin, President, Midge Prestholt, 1st Vice President (Landscaping and Landscaping Contracts), Teresa Powell, 2nd Vice President, (Buildings and Contracts), Judy Burke, Treasurer, Tom McMullen, Secretary. The new Board appointed Marilyn Redding Assistant to Teresa Powell, and Susy Waddell, Assistant to Judy Burke.

Omni mailed the Muir Woods 2012 budget to each resident prior to the Annual Meeting. The budget was approved at the meeting. There will be no increase in dues for the coming year 2012.

Midge Prestholt, Landscaping, reported the Board will interview BAM and two (2) other landscaping companies to decide the 2012 landscaping contract. Indianapolis Pool and Spa has been awarded another two (2) year contract to service Muir Woods pool. Lynn Rose was awarded a one (1) year contract to clean the Clubhouse.

Muir Woods Official Web Site~~Update

Mike Zimmerman reported on the progress of our new web site. The "official" Muir Woods web site is currently under construction and close to being available. It is intended to be online by the end of this year with some limited information.

The intent is to make available community information for its residents but also potential homeowners. The web site content will be written and maintained under the authority of your home owners association. You can get a feel for our web site format and content by accessing “Country Fields of Fishers” which we are using as a model for our site. When the site is available, we will notify you. Information will include:

- * General community information
- * Summary of community rule and regulations
- * Summary of homeowner / community responsibility
- * Access to community covenants
- * Picture community links, community news

Potentially – advertisements / listings of units for sale

Long Term Reserve Study

Last year, funds were allocated into the Muir Woods 2011 budget to have a long term reserve study done. “The purpose of a long term reserve study is to analyze major and replacement needs such as roofing, siding, landscaping, painting, paving, sidewalks, pools, clubhouses, recreation amenities, signage, fencing or deck replacement and provides a funding plan for accumulating money to perform the capital repair replacement work when it is needed.”

The Muir Woods long term reserve study has now been performed. It was recently completed by the professional group Meridian Building Advisors. The results of the reserve study were presented at our Annual meeting by the guest speaker Mike Davidson, MBA.

Mike Davidson's opening statement was that "Muir Woods is in good financial and physical condition at this time". However, long term maintenance issues such as building painting and street resurfacing will in the near future indicate the need for increased funding i.e. dues increases in the future, but not in 2012. Any future dues increases are not expected to be very large at this time according to Steve Gavin, President.

Mr. Davidson is a strong advocate of long term financial maintenance which results in "high property value protection". For example, Mr. Davidson stated his plan calls for painting five (5) buildings in the very near future and perhaps doing this each year.

He believed another major expense within the next ten (10) years would probably include the resurfacing of some or all of our streets. It was interesting to hear that once our streets were sealed that "resealing affords no other maintenance improvement other than "aesthetics". Mr. Davidson mentioned that having enough funds in the reserve account "should eliminate the need for special assessments". Also, loan companies dislike the need for special assessments as it "indicates lack of future financial planning".

More information will be forthcoming from Meridian Building Advisors as Muir Woods has engaged them for a three (3) year study at a total cost of \$3,400 for the entire study.

March HOA Board meeting is on February 18th

The March HOA Board meeting will be held early on February 18th Saturday, at 9:00 am in the Clubhouse. Mark your calendars.

Trash Schedules

New Years trash pickup~~Tuesday, January 3rd (no recycling)

Recycling pickup schedule (Mondays). Mark your calendars
January 9, 23 February 6, 20 March 5, 19

Winter snow removal

Driveways and streets that have cars parked on them will **not** get snow cleaned off. If you can not park your cars inside your garage, please park your cars in the Clubhouse parking lot as it is last to get cleared. Please remove your cars from the Clubhouse parking lot as soon as your driveway has been cleared. Thank you.

Outdoor Christmas lights and decorations

Thank you everyone for your very festive, bright, and cheery outdoor decorations at Christmas time. The Muir Woods tradition is to take down all outdoor decorations by January 14th .

Christmas entrance lights and wreaths

A special thank you to Tom McMullen, Mike Zimmerman, Steve Gavin, and Don McWhorter for their great work hanging the Christmas lights and wreaths at the Muir Woods entrance.

From Milt and Jane Yakey of neighboring Yakey Tree Farm

If a Muir Woods resident has a problem with the Yakey hounds, please call the Yakey's direct. 842-2514.

Homeowner's responsibility

Garage exterior light fixture, bulb, and sensor. And front doorbell.

Homeowner's interior condominium insurance

Owners are responsible to have condominium insurance coverage. Renters insurance is inadequate. Check with your insurance broker to make sure you have condominium and **not** renters insurance.

Email address

Please give your email address to Board. It saves on costs to send the newsletters by email. Send to: muirwoods09@sbcglobal.net
All emails from the Board are sent “blind copy” to protect your email address privacy. Thank you.

New paint in the Clubhouse

Tom McMullen has worked hard painting the Clubhouse bathrooms, hall trim, and doors giving them a new fresh coat of white paint. The Clubhouse looks really great~~thanks Tom!

Friendly reminders from the Board

1. **Please do not park on the grass.** Homeowner is responsible for any damage to the lawns done by their cars or their guest's cars.
2. **Do not put trash cans out until sundown** before pickup day and return them to garage by sundown on trash day. It is not appealing to see trash cans by the street on Sunday afternoon.
3. **Be sure to keep your dog on a leash** and to pick up after them.
4. **Replace your burned out bulb** on garage outside light.
Tip: an opened umbrella placed upside down on top of the bush under the light will “safely catch the screw if it falls”.
5. **Slow down.** The speed limit in Muir Woods is 15 MPH.

Annual Christmas Party on December 3rd

We had a wonderful Christmas party so very nicely planned and put together by the Hospitality Committee. The Clubhouse Christmas tree was beautifully decorated, lots of sparkling drinks and delicious delicacies, and lovely wrapped gifts under the tree for everyone who came. Friends and neighbors enjoyed visiting together, and no one was in a hurry to leave. We had a great time.

Christmas party thank you

Thank you to each Hospitality member for selecting and buying all the great door prize gifts for the Christmas party. Thank you to the HOA for the gift card door prizes. And to Arlyn Prestholt who won the 50/50 but turned it back to the Hospitality for them to use.

Special recognition to Betty Williamson

No social event would be complete without giving a standing ovation and a heartfelt round of applause to Betty Williamson. Betty has worked hard and tirelessly spearheading the Hospitality Committee. She has been devoted to making all of our Muir Woods social events so outstanding and special. Thank you Betty!

Muir Woods social events in 2012

Our annual social events this coming year will be in the Clubhouse hosted by the Hospitality Committee. We have a great time and hope everyone will come join us in 2012. **Save these dates.**

May 5th Saturday ~ Champagne Brunch

July 21st Saturday ~ Annual Cookout

August 3-4th Friday and Saturday ~ Garage and Bake Sale

December 1st Saturday ~ Christmas Party Mark calendars

More details coming later in 2012 newsletters and fliers.

Hospitality Committee volunteers

Muir Woods ladies and gents are invited to help serve on the Hospitality Committee. Please come to our next meeting in the spring on Tuesday, April 3rd at 10:00 am in the Clubhouse.

The Lunch Bunch

Muir Woods ladies enjoy getting together for lunch every month on the 3rd Tuesday at 1:00 pm. The restaurants for winter were chosen closer to home in case there is snowy or bad weather.

January 17th ~ Sahm's 11505 Allisonville Road

February 21st ~ Wolfies Den 7695 Crosspoint Commons

March 20th ~ Claddagh Irish Pub 3835 East 96th Street

RSVP to Gail Winsmore 570-9468 by 2nd Tuesday each month.

March HOA Board meeting

On February 18th Saturday 9:00 am Clubhouse