



INDIAN CREEK CONDOMINIUMS

A Note From Management

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PAYMENT OF COA FEES:

Fees are due on the **first** of each month.

Checks should be made payable to your Association.

Use the payment coupons and envelopes provided. These coupons have your account information and are addressed to the US Bank lockbox for processing. Please allow **5-10 business days** for the processing of your payment. We have seen mail delivery take longer, as Dayton mail is now routed through Columbus.

The Dayton District Office cannot post your payment to your account. Mailing it to the office or paying it in person at our office actually **delays the processing.** Your check will be mailed to the bank lockbox and your **Association will be billed for the postage.**

OTHER PAYMENT OPTIONS TO CONSIDER:

Bill Payer – You set up payment through your bank. Your community and resident number will be the account number. Please note, in most cases, your bank will be issuing a check. Consult with your bank regarding any charges for this service.

Credit Card Payment – via PayLease. Go to www.towneproperties.com. Click on the “Make a Payment” link. You will need to create an account and follow the steps listed. There is a processing fee for this service.

Should you have any questions, please call the Dayton District Office at **937-222-2550**.

ICC BOARD OF DIRECTORS:

- *Parris S Hobbs* — *President*
- *Cathy DiGiorgio* — *Vice President*
- *Leah Day* — *Clubhouse Coordinator*
- *Leonard Solkov*— *Trustee*
- *Willie Jackson* — *Treasurer*
- *Kay Hall -Jarvis* — *Trustee*

IMPORTANT NUMBERS

Towne Properties
937-222-2550

WC Police
937-859-3688 (non-emergency)



Violations :

This year we have sent out over 100 violation letters in the community to owners and tenants. It is very important to contact the violations committee should you see anyone committing a violation. The Board, Neighborhood Watch, and Towne Properties have been working with the West Carrollton Police Department and have been keeping a record of all Police calls for the community. If you see any illegal activity in the community please call the West Carrollton Police Department to report it. When we receive the police reports they are used to back up the violations being reported. Do not call Towne Properties for Drug activity , it needs to be called into the West Carrollton police. To report violations please email reporticcviolations@gmail.com. If you do not have email or access to a computer please call and report the issue to Towne Properties at 937-222-2550. Only first hand accounts can be used as evidence in a court or by law. Therefore, the person witnessing the violation must be the person to write to the email address. Any other accounts will be considered hearsay and cannot be used.

Upcoming meetings: Homeowners' Spring Open Meeting– Tuesday May, 29 at 7pm, clubhouse.

ICC Board of Directors 2018-2019 term: Parris Hobbs-President, Cathy DiGiorgio-V.P., Leah Day-Clubhouse Coordinator, Willie Jackson-treasurer, Kay Jarvis-member-at-large, Leonard Solkov-Member-at-large.

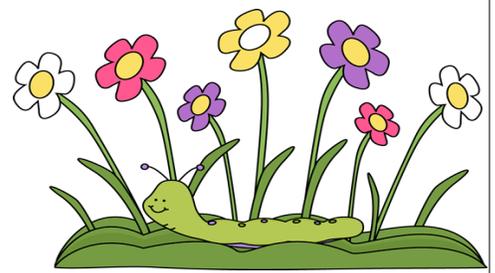
To do this year: Buildings #5 (1739-1743 Running Brook) and #7 (1108-1114 Eagle Feathers), the pool pumphouse and pool cabana, and maintenance garage will all be painted this spring. Decks on Buildings #1 (1000-1014 Lookout & 1108-1016 Hidden Landing) and #2(1020-1028 Hidden Landing & 1030-1042 Lookout) will be repaired as needed. The Association is also looking at redoing the asphalt on half of the parking areas this year, and the other half and sealing of the main roadways in subsequent years.

Clubhouse: Remember if you would like to rent the clubhouse, there will be a \$50.00 usage fee and a \$250.00 deposit. Please call Paige Rodgers at 937-222-2550 or email her at PaigeRodgers@towneproperties.com to book your rental date.

Trash: There have been a lot of issues with trash in the community. Please make sure you are placing bulk trash at the trash station next to the maintenance garage. If the trash station for bulk pick up is full please schedule for a pick up. We are also seeing trash all over the stations. Trash must be in a bag tied up and placed in the trash corrals. Trash corrals are not to be taken from their stations. If you are reported taking a trash corral it may result in a fine. Bulk pick up thrown in the corral stations will result in a automatic \$100.00 fine. We are asking residents to please call Towne Properties if you see trash corrals being taken or a bulk pick up being put in a corral station. Please call Paige at Towne Properties at 937-222-2550 or email her at PaigeRodgers@towneproperties.com . Thank you.

FACEBOOK PAGE:

Indian Creek now has a Facebook Page. It is a private page for owner's to stay informed about the community. Please check us out at Indian Creek Condominiums!



Friendly Association Rule Reminders for Spring:

- No gas or charcoal grilling is permitted anywhere on the property with the exception of the grills by the picnic shelter. You may have an electric grill for use on your patio/balcony; however it must be covered when not in use.
- Please take a minute to clean up the appearance of your patios and balconies. Patios and balconies must be clean and neat at all times. Only patio furniture and outside plants are permitted on the patios and balconies. Please limit plants to 5, and no climbing or vine plants.
- Please place all trash in trash bags and place them inside of one of the trash totes located at one of the trash stations, not on the ground next to the totes.
- Please be responsible and dispose of cigarette butts and other trash into a trash can, not on the ground. Trash and litter looks bad and devalues our property.
- Please keep take some time this spring to have your a/c units serviced by a professional to extend the life of the unit.
- Please remember it is the unit owner's responsibility to maintain units that are in good repair. Take some time this spring to replace torn or damaged blinds and curtains. Remember all windows must have screens and coverings, and must be white or off-white from the street view.
- Please make sure all outdoor patio lights are replaced with the same round globe designed originally installed for the Association. You may purchase these at Lowes.
- Please remember to be a responsible pet owner, and pick up after your pet's droppings, and keep them on a leash at all times when outside of your unit. Please try to take them to the perimeter of the property to do their business, as pet urine repeatedly in front of the buildings damages the grass.
- Absolutely no window air conditioning units are permitted. You must have your a/c unit replaced with the same type originally installed in your utility area.
- Please take all large trash items such as furniture off property by yourself. These are not to be left at any trash station on property. The association must pay to remove these at a high cost. Anyone caught leaving furniture and other large items at the trash areas will be charged for the removal and could face fines.
- Medium sized trash such as fans, brooms, etc may be taken to the dumpster next to the maintenance garage on Cherokee at the back of the property.

Violators of any of these rules or the other rules of the Association will face warnings and then fines. The full version of the Indian Creek Rules and Regulations is available online at www.myindiancreekcondos.com under the "information" tab. You may also request a copy from our management team at Towne for a copy fee.

SWIMMING POOL:

The pool will reopen for the season on Memorial Day Weekend. To get a key to the pool you must have your landlord contact Towne Properties. Following is a list of the Pool rules.

- a. NO LIFE GUARD ON DUTY.
- b. Pool hours are: 9:00 a.m. - 9:00 p.m. Monday — Sunday, and Holidays.
- c. Pool keys must be in your possession when you are at the pool, and shown at the request of Condominium Association personnel or a homeowner.

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- 1) Pool Keys must be obtained from management. Each condominium will receive one key per unit.
 - 2) Renters must obtain their pool key from their Landlord.
 - 3) There is a one-time \$30.00 charge for a pool key. The \$30 is refundable upon return of the key to Association personnel. To replace a lost key it will be \$75.00.
- d. Guests must be accompanied by a resident, 18 years of age or older.
 - e. No more than (4) guests per unit are permitted at the pool.
 - f. Each unit must obtain and pay for their own key. Non-paying units may not be the guests of other paying units.
 - g. Persons under the age of 12 must be accompanied by an adult (18 years or older), who must remain with the person during the entire time they are in the pool area.
 - h. No glassware is permitted in the pool area. **NO EXCEPTIONS!!**
 - i. No pets or bicycles are permitted in the pool area.
 - j. No air mattresses, balls, or other toys are permitted in the adult pool area. Floats are permitted; however please be considerate of other people.
 - k. No alcohol.
 - l. No sitting or standing on the safety rope. No diving from the sides or the ladders. No running or horseplay in pool area. No cannonballs or tossing people in the pool.
 - m. Furniture is not to be removed from the pool area.
 - n. No smoking near or in the water.
 - o. Baby pool is off limits.
 - p. Music level at the pool will remain at a minimum so as not to disturb others.
 - q. Anyone found in the pool after hours will be prosecuted.

As there is no lifeguard on duty, all persons using the pool or pool area do so at their own risk. The Association assumes no responsibility for any accident or injury in connection with pool use. Additionally, you will be held responsible for all actions of your children and guests. The costs of any property damage will be charged to the responsible party, whether cause by the party or by their guests or children.

Failure to comply with any of the above rules may result in the violator losing their pool privileges.

Use of pool furniture is on a first-come-first-serve basis. If it is broken, it may not be replaced this season. Homeowners are welcome to bring a chair or lounge to the pool for their use; however they must take it with them when they leave. The Association will not be responsible for lost or stolen items.

POOL CABANA

- a. Cabana will be opened and closed in conjunction with the pool.
- b. Cabana is to remain free and clear of any personal property.
- c. No running or horseplay in the restroom.
- d. Please make sure that all water is turned off after each use.
- e. Please do not discard cigarette butts on the floor or walls.

The cost of any property damage will be charged to the responsible party, whether cause by the party or by their guests or children.