



Community Newsletter

A Note From Management

Mollie Moore
Community Manager
MollieMoore@towneproperties.com

Paige Rodgers
Administrative Assistant
PaigeRodgers@towneproperties.com

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:

AutoPay – You authorize Towne Properties to pay your fees from your designated bank account. No mailing of payments, and you won't incur a late fee. There is no charge for this service. Fill out the AutoPay form.

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
- *Willie Jackson* — Treasurer
- *Erica Johnson* — Trustee
- *Jared Korman* — Trustee

IMPORTANT NUMBERS

Towne Properties
937-222-2550

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

Emergency- 911

Maintenance

When calling Towne Properties for maintenance requests, please ask for Mollie Moore or Paige Rodgers. Please leave a message and one of us will get back to you within twenty-four business hours. If you have an after hours emergency please press the voice prompt (#2) to be transferred to emergency maintenance, leave a message and someone will get back to you within fifteen to thirty minutes. If it can wait for regular business hours, don't call after hours. Additionally, remember to identify yourself and your phone number. Call 911 if you need police or fire depts.

Regular repairs: don't wait for us to find something wrong. We count on you notifying the management when something needs repaired in electrical or water emergencies.



Pool to reopen on Memorial Day Weekend!



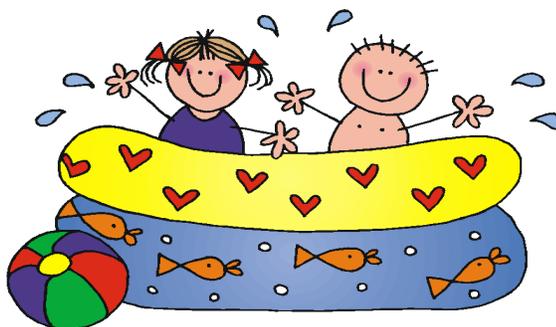
The pool will reopen on Saturday, May 27th in time for Memorial Day Weekend. Your pool key from last year will work again this year. If you need a pool key, please contact Towne Properties. The cost for a pool key is \$30 (refundable upon return of the key). The cost of a replacement key



is \$75. Following are the pool rules as a reminder. Following the reasonable rules set forth by the Association ensures the pool is an enjoyable experience for all tenants and their guests. If you see anyone breaking the pool rules, including letting people into the pool who do not have a pool key and do not belong there, please contact Towne Properties. Please take care of our property and clean up after yourself and your guests and throwing away any trash. As a reminder, your pool key will also operate the bathroom doors at the cabana next to the pool. The Association reserved the right to revoke pool access to any unit in arrears on their Association dues. Failure to comply with the pool rules will result in enforcement action including fines for repeat offenders.

SWIMMING POOL

- a. NO LIFEGUARD 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.
 - 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, 21 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. Children under 16 must be accompanied by an adult (21 years or older), who must remain with the children 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.

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.

Trash: Please remember to place all trash in closed bags and inside the trash receptacles at the trash station. No trash is to be placed on the ground or stuffed too high inside of the cans so that the lids will not close. Large items are not to be left at the stations. Anything large that does not fit into a bag needs to be taken to the dumpster located next to the maintenance garage on Cherokee Drive. It costs the Association each time that maintenance has to take large items, such as furniture, left at the trash stations to the dump. Individuals caught leaving large items at the trash stations, therefore, will be charged the removal costs and will be fined for multiple offenses. Landlords, it is your responsibility to ensure your tenants are aware of and following the trash rules. You will be billed and fined for any violations by your tenants. It is each owner's and tenant's responsibility to remove large items, such as furniture, from the property themselves and take them to the county dump or to a donation center.

Lake: Please remember we also have a beautiful lake, Flying Cloud Lake, on our property for your and your guests enjoyment. There is no fishing at the lake, however. You are welcome to sit and enjoy the view, take a stroll, and enjoy the wildlife (do not feed the ducks)! There are 2 charcoal grills located at the picnic shelter for residents of Indian Creek use. This is the only place on the property where you may grill, with the exception of electric grills on your patio/balconies. Please help in keeping our community looking nice and enjoyable to other residents by cleaning up after yourselves after you use the picnic area and grills.

Plants: Please feel free to plant annuals only in the mulched areas in front of your entryways. No other planting may occur in the common area and no other lawn decorations should be placed, as tastes among the community differ.

Windows. All window treatments, including but not limited to drapes and blinds must be white or off-white in appearance from the exterior of the unit. All units must have some kind of window treatment, including vacant units. The window treatments must be "intact" and not damaged.

Air Conditioners. You must replace all air conditioning units with the same type of through the wall unit that exists in your unit's utility area now. No type of window air conditioner or interior air conditioner may be used. The inside air conditioners may leak and cause damage to the property.

Noise: 11:00 p.m. to 7:00 a.m. is considered to be quiet hours in the community. Violation of these rules and regulations will result in the enforcement action, listed in the full rules and regulations available online at www.myindiancreekcondos.com or by contacting Towne Management (copy fees apply). Violations may result in fines up to \$300.

Clubhouse : Please remember that the clubhouse is available for rental by reservation. Our clubhouse is a beautiful structure that has a meeting room, kitchen (appliances not operable) , gathering room, and 2 bathrooms for rent. It is a great space for baby showers, weddings, wedding showers, family reunions, and more! The cost to rent the clubhouse is \$50 with a \$150 deposit for damages. Renters of the clubhouse and their unit owners will be responsible for any damages. For complete rules and procedures for renting the clubhouse, please see our rules and regulations handbook available online at www.myindiancreekcondos.com .



Enjoy the summer season at Indian Creek! A great place to live.....

