

President	Mark Baker	knoll.hoa.president@gmail.com
Vice President, Buildings and Grounds	Adam Kirsch	knoll.hoa.vpbg@gmail.com
Vice President, Resident Relations	Vicki Hood	knoll.hoa.vpr@gmail.com
Secretary	Elizabeth Filipow	knoll.hoa.secretary@gmail.com
Treasurer	Michael Sajdyk	knoll.hoa.treasurer@gmail.com
Newsletter Editor	John Sanchez	knoll.hoa.news@gmail.com
Knoll Clubhouse	Larry Thomas	(317) 293-7078 knoll@condo.comcastbiz.net
Next Board Meeting	Monday, June 12, 2017	
	@ 6pm in the Clubhouse	

AFTER HOURS – property management number: (317) 570-4358 (Kirkpatrick Management Inc.)

During Business Hours (M-F), our property management representative, Jim Smith, can also be reached either at his office phone (317) 570-4358, or via e-mail at jsmith@ekirkpatrick.com

POLICE and FIRE EMERGENCY – do not hesitate to call 9-1-1 !!!

NON-EMERGENCY POLICE calls – ‘noise incidents’, or other suspicious activity – call (317) 327-3811

Knoll Homeowners’ Association Annual Meeting

Thanks to all the homeowners who participated in our 2017 Annual HOA Meeting. We had a positive experience with the discussions around all the topics.

Welcome to our newly elected Board Members ...

Mark Baker, Elizabeth Filipow, and Adam Kirsch.

Mark Baker is the new President of the association. Michael Sajdyk and Vicki Hood will continue to fill the roles of Treasurer and VP, Resident Relations, respectively.

Adam Kirsch is our VP, Buildings and Grounds and Elizabeth Filipow is our Secretary.

Thank you to our exiting Board Members for your service ...

John Seksay and Sandy Pagano



Assessment

The Water Bill Assessment was approved by the community. KMC, our management company, will be sending every homeowner a letter containing information for the collection process. The Board also wanted to provide the residents with some additional figures around average water bills in Indianapolis:

- July 2016 average water/sewer bill was \$35. Increase of \$8.50 took place in August. In 2017, bills are expected to rise by \$2.50 for a total of \$46 (<http://www.indystar.com/story/news/2016/07/19/indy-sewer-rates-going-up-august/87299966/>). See the Knoll website (<http://theknollhoa.org>) for a chart on how we plan to spend our 2017 assessments and how utility bills compare to other expenditures.
- The math: $(\$80,000^1 / 150^2) / 12 \text{ mos.} = \$45 \text{ per month, per unit}$
 - 1) Estimated 2017 water & sewer bill
 - 2) number of Knoll units
- One resident reported “Before we moved into the Knoll in 2014 our bill was about \$40. Our rental property downtown has a bill of \$65 - two units, two people”

Treasurer’s Reports & Board Meeting Minutes



Treasurer Report

You will once again have access to the monthly Treasurer’s Reports as well as the Board Meeting Minutes on the website.



Twelve (12) months of Treasurer’s Reports and Twenty-four (24) months of Minutes will be available online.

<http://www.theknollhoa.org/pages>

Reminders for the residents from our Property Manager

We have had some drainage issues come up, so please follow these guidelines:

Never put cooking grease down the kitchen sink.

Do not put celery, chicken bones or coffee grounds in the disposal.

Some residents are putting their trash out without tying the garbage bags shut. When the collector dumps the totes the trash tends to spill out and create a mess. *If the mess is not all picked up, then we face insects, vermin and rodents coming to the garbage feast. We don’t want to face additional costs for cleanup or extermination services.*



PLEASE BE SURE TO TIE UP YOUR TRASH BAGS



Pool passes will be available for pick-up beginning May 27th, 2017. The pool officially opens the day after Memorial Day.



Come by the clubhouse between 10:00am and 2:00pm on Saturday, May 27th, 2017 to pick up your pool pass.

If you are not able to make that date & time, then you can pick them up from the Property Manager during his regular office hours any day **after** Memorial Day.

LOST & FOUND

A ring was found on April 14 near the 2141/2145 Rome Dr. carports. If you lost a ring, please contact Larry in The Knoll office with a description of it to claim it.

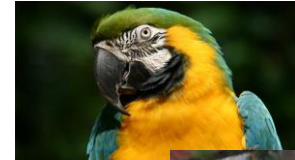
Local & Community Events / Activities Calendar

- **Magnificent Macaws**

Indianapolis Zoo

May 27th to September 9, 2017

<http://www.indianapoliszoo.com/plan-your-visit/animals-exhibits/forests>



- **Pool Passes**

Saturday May 27th, 2017 10am-2pm

@Clubhouse

- **Pool Opens**

Tuesday May 30th, 2017

- **Knoll HOA Board Meeting**

Monday June 12, 2017 6:00 pm

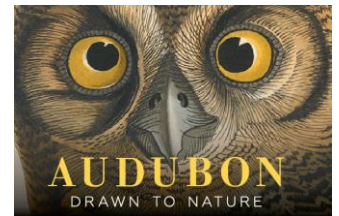
@Clubhouse

- **IMA Audubon Drawn to Nature**

Indianapolis Museum of Art

If you missed the special event, the exhibit continues until July 30th, 2017

<http://www.imamuseum.org/exhibition/audubon-drawn-nature>



- **IMA Summer Nights Movie Series 2017**

Indiana Museum of Art

Various dates running in June & July

<http://www.imamuseum.org/summer-nights>



** Be sure to check the Community section for other local attractions.

** If you know of an attraction, event or activity that might interest your neighbors and would like to see it listed in the newsletter, please email the editor knoll.hoa.news@gmail.com or drop it off at the next board meeting.

NEW RESIDENTS

If you are new to the Knoll and have not given your name and home/work phone and emergency contact information to the Knoll office, please do so. If an emergency occurs the Knoll needs to be able to reach you. If your contact information ever changes, please keep the Knoll office updated.

CLUBHOUSE

The Knoll Clubhouse is a great place to rent. Please check with Larry in the Club House for availability.

Larry is available to do minor repair to units. The charge is \$18 per half hour. The phone number for the Clubhouse office is 293-7078.

Condo's For Sale		Contact Information	
2-BR UP	2129-B Rome Dr	Mike McGill	317.253.7770
2-BR DN	2129-C Rome Dr	Ann Williams	317.496.7107
2-BR UP	2206-D Boston Ct	Jill Griggs	317.402.3920
2-BR UP	2267-B Rome Ct	Kevin Britt	317.775.5955
4-BR UP	2145-B Boston Ct	Kelly DeSchryver	317.997.8243
1-BR UP	2262-B Rome Dr	Anna Coats	317.508.4252
2-BR UP	2207-D Rome Dr	Maurice Harbert	317.216.8858
3-BR TH	2139 Rome Dr	Kay Myers	317.387.1459

*** Sale Pending on 1-BR UP 2262 B Rome Drive ***

For individual condo maintenance issues, the Knoll Office has lists of recommended service providers.

* NOTE: RENTALS *

ALL PROPOSED LEASES –**MUST**– be approved by the Board of Directors. Leases **ARE INVALID** without written approval of the Board of Directors. Lease language must be approved before potential tenants move in. Please contact the property management company for information. Condos may not be rented more than one time during a 12-month period.

Have a Suggestion or a Comment

- Drop it off in the Suggestion Box in the Clubhouse
- Come to the Board Meeting and present it in the Town Hall
- Send an email to a board member or Larry



Knoll Activities

Wednesday Socials at the Clubhouse – suspended until further notice.

Board of Directors Meeting @ 6:00 pm on:

-- Monday, June 12, 2017

-- Monday, July 10, 2017

Community

Indianapolis Symphony Orchestra @
www.indianapolissymphony.org

INDY ELEVEN—Schedule at
www.indyeleven.com

International Market Place—see
www.isacoalition.org

Arts garden at Circle Centre Mall – live music during the week at select times.

Butler University – Clowes Hall and historic Hinkle Fieldhouse.
--See www.ClowesHall.org

Marian University —schedules @www.marian.edu

Indianapolis Zoo- always something ‘New at the Zoo’

Indianapolis Museum of Art—FANTASTIC exhibitions throughout the year, and oh, so close!

GO COLTS! Check out at www.colts.com

POOL

The Knoll pool opens Tuesday, May 30th, 2017 – Hours: 9am-9pm. (Residents’ Pool Pass Required; no children by themselves without an adult!)