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Knoll Clubhouse	Larry Thomas	(317) 293-7078 knoll@condo.comcastbiz.net
Next Board Meeting	Monday, July 10, 2017 @ 6pm in the Clubhouse	
<p>AFTER HOURS – property management number: (317) 570-4358 (Kirkpatrick Management Inc.)</p> <p>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</p>		
<p>POLICE and FIRE EMERGENCY – do not hesitate to call 9-1-1 !!!</p> <p>NON-EMERGENCY POLICE calls – ‘noise incidents’, or other suspicious activity – call (317) 327-3811</p>		

Are you selling your condo?

Is your neighbor selling their condo?



Guidelines for both Sellers and Neighbors when an Open House is scheduled.

Sellers

- Advise the management company of the date and time as well as receive a temporary gate code for that day. You are **NOT** allowed to use your personal gate code since this will jeopardize the security of the community. You may post this temporary code at the gate if it does not obscure gate access.
- A few signs may be posted to direct people to your unit **ONLY** during the hours of the open house. No signs may be left in windows or in the community.
- Respect your neighbors – let them know and be sure the noise and parking rules are followed.

Neighbors

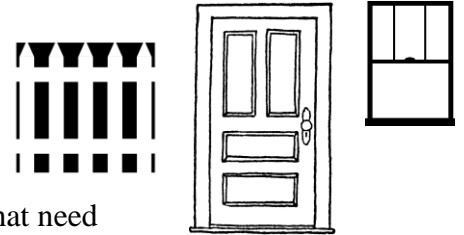
- Respect your neighbor’s decision to sell their condo and be patient/understanding during the open house.
- Respect your neighbor’s signs ~ you do not have the right to remove the neighbor’s signs.

Your action may be considered vandalism.

If you have a question about the validity of the signs then contact the Management Company or a Board member for due consideration.

Does your door and fence adhere to the community rules & regulations ?

The community has rules & regulations for doors and fences that you must follow. The Building and Grounds committee will be touring the community in the coming weeks and taking notes on areas that need improvement as well those condos not in compliance with our regulations. You will be notified if your unit is in violation and will be given time to address the issue. Failure to address it can result in further action. Make sure you are aware and follow the guidelines.



Grills – use and storage on balconies & patios

To clear up the discussion, the use and storage of grills is defined by a State Fire Code 307.5 - <http://www.in.gov/dhs/3153.htm>

State of Indiana Fire Code 307.5

Effective May 21, 2003, the new Indiana Fire Code Section 307.5 Open-flame cooking devices states:



"Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet (3048 mm) of combustible construction."

Exceptions:

1. One- and two-family dwellings.
2. Where buildings and decks are protected by an automatic sprinkler system.

Section 307.5.1 Liquefied-petroleum-gas-fueled cooking devices. LP-gas burners having a LP-gas container with a water capacity greater than 2.5 pounds (1.14 kg) [nominal 1 pound (0.454 kg) LP-gas capacity] shall not be located on combustible balconies or within 10 feet (3048 mm) of combustible construction.

Exceptions: One- and two-family dwellings.

Welcome to our OOL!

While we would all like to keep the **P** out of our pool, on the first day of the pool opening, a neighbor reported a woman with two boys that allowed them to pee in the pool deck near the wall.

Let's keep the pee where it belongs. Follow the pool rules - <http://www.theknollhoa.org/files/document/485929> - or you may face losing your pool privileges.

Trash & Trees

We've had more reports about our community not following the trash guidelines. Boxes must be broken down and left in the dumpster and not in a toter in the trash room or on the floor of the trash room. Trash bags must be inside of a toter and not left on the floor either.

The collector is not going to pick them up and haul them away. If we don't start minding the trash rooms better we may face issues with animals in them. If the matter does not clear up, then the Board may be faced with finding alternate solutions for trash collection, which could have a financial impact to our community.

Our property manager has noticed “volunteer” trees starting to sprout in back patios. It is your responsibility to prevent them otherwise they could grow to become a problem with the building. Any damage caused to neighboring units because of a tree in a patio area will be your responsibility.

Local & Community Events / Activities Calendar

- **Zoolapalooza**
Indianapolis Zoo ~ Bicentennial Pavilion
June 16, 23, 30, July 7, 14 5:30pm-8:30pm
<http://www.indianapoliszoo.com/events-and-groups/zoo-events/zoolapalooza>
- **Pool Socials**
Knoll Pool
Every Wednesday @ 6pm while the pool is open
- **Independence Day**
Tuesday July 4, 2017
Be safe – No fireworks in the community!!
- **Knoll HOA Board Meeting**
Monday July 10, 2017 6:00 pm
@ Clubhouse
- **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.

Sell it Here

Looking to sell any furniture or large household items.

Now you can sell them on our website.

Here's what to do:

1. Take a good photo of the item
2. Send the photo with a description, price and contact number to knoll.hoa.news@gmail.com

* All items will remain on the website for 30 days unless notified of its' sale or a request for another 30 day extension.



I have a photographic memory,
but I can't figure out how to
download the pictures
to my computer!



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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 317-293-7078.

Condo's For Sale		Contact Information	
2-BR UP	2129-B Rome Dr	SOLD	
2-BR DN	2129-C Rome Dr	Ann Williams	317.496.7107
2-BR UP	2206-D Boston Ct	Jill Griggs	317.402.3920
4-BR UP	2145-B Boston Ct	Kelly DeSchryver	317.997.8243
2-BR UP	2207-D Rome Dr	SOLD	
3-BR TH	2139 Rome Dr	Kay Myers	317.387.1459
2-BR DN	2224-A Boston Ct		

*** Sale Pending – 2129-C Rome Dr & 2224-A Boston Ct**

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 Pool – every Wednesday @ 6pm – bring your own drink and a dish to share with the community.

Board of Directors Meeting @ 6:00 pm on:

- Monday, July 10, 2017
- Monday, August 14, 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 hours: 9am-9pm. (Residents’ Pool Pass Required; no children by themselves without an adult!)