



The Knoll News

theknollhoa.org

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Published by the Knoll Condominium Association

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Next Board Meeting	Monday, October 9, 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, Joseph Winship, can also be reached either at his office phone (317) 570-4358, or via e-mail at jwinship@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		

The Knoll will Ring in the *New Year* with a *New Management Company* – **Associa**

The Board is excited to announce that beginning January 1st, Associa, the world's largest residential management firm, will begin serving as the Knoll's management company. Associa will be taking the place of Kirkpatrick Management. This change comes following a lengthy investigation conducted by a search committee made of up Knoll residents. After considering the various candidate companies' proposals, services, pricing, references as well as the in-person interviews the committee recommended to the Board that Associa be brought on board at the start of next year.

The local Associa office has been working with communities in the Central Indiana area for 45 years. They currently manage over 200 properties consisting of single family home and condominium communities. While their smallest neighborhood contains only thirteen estate homes, their largest is a condo community with over 300 units. Many of the properties they manage have been under their supervision for over ten years with some at nearly twenty.

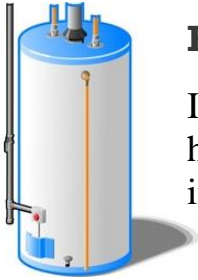
Associa is only one of two local HOA management companies to have AAMC (Accredited Association Management Company) accreditation, the highest level of certification from the Community Associations Institute. And all their community managers have PCAM (Professional Community Association Manager) and CMCA (Certified Manager of Community Associations) certification.

While their list of services is extensive the committee felt the residents would be extremely happy with some of their perks including TownSquare (a communication tool), Associa On-Call (for emergencies), and Associa Advantage (discounts available for our residents at various retailers and service companies). Check out their website at www.associaadvantage.com.

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Knoll residents will have an opportunity to talk with Associa team members on Thursday October 26th @ 6:00pm at a “**Meet and Greet**”. The Associa staff has offered to bring us dinner that evening and do a short presentation.

Determining if the Knoll should change its’ management company; designing the criteria to evaluate the firms; and creating the process to research and review candidates was no small undertaking. The Board would like to acknowledge the residents who participated in making this happen for our community: Dodie Stein, Kristina Blankenship, Harriet Wilkins, Mark Baker, Adam Kirsch, and Michael Sajdyk.



REMINDER: Water Heater Flush

In our area, we have hard water and most manufacturers suggest having your water heater flushed once a year to maintain efficiency and increase the life of the unit.

4 Signs Your Water Heater is About to Fail

- Age – how old is your water heater?
- Rusty Water
- Rumbling Noise
- Leaks – is there water around the water heater?

The Knoll office
can provide
a list of
service providers
for service or
maintenance

For more information:

<http://www.diynetwork.com/how-to/skills-and-know-how/plumbing/water-heater-maintenance-tips>

Note from Larry Thomas & Family to the Knoll Community

*During a time
like this
we realize how much
our friends and family
really mean to us*

*Your expression
of sympathy will always
be remembered
by the family of*

Jane Ann Thomas

*Knoll Residents -
Thank you for the
beautiful planter.*

*We also want to thank
all of the residents that
came to the viewing. It
meant a lot to our family.*

Fondly -

The Thomas Family



REMINDER: Airbnb and similar services are NOT allowed within our community

If you have ever considered renting all or part of your unit using Airbnb or a similar service, be advised that this is a **violation** of 2 sections within the Knoll Covenants.

Article VII Restrictions

- (i) **Business Activities.** No industry, business, manufacturing, mercantile, storing, trade, or any commercial activity, educational or otherwise, designed for profit, altruism or otherwise, shall be conducted, practiced or permitted on the Property; provided, however, that an Owner may maintain an office or home business in the Unit if: (1) such office or business generates no significant number of visits or unreasonable parking usage (both as determined by the Board of Directors) by clients, customers or other persons related to the business; (2) no equipment or other items related to the business are stored, parked or otherwise kept outside such Owner's Unit; (3) except for home and/or health care services, there are no employees or independent contractors within the Unit other than the Owner or other resident; (4) such Owner has obtained approvals for such use as may be required by the appropriate local and state governmental agencies; (5) the Owner complies with all provisions of the Marion County/City of Indianapolis Dwelling District Ordinances, including the "home occupations ordinance"; and (6) all other provisions of these By-Laws, the Declaration and the rules and regulations are complied with. The Board may require the Owner to pay any increase in the rate of insurance or other costs for the Association which may result from such use. **No Unit shall be used or rented for transient, motel or hotel purposes.**
- (q) **Leasing of Units.** No Unit Owner shall lease or rent his or her Unit more than once in any calendar year, nor shall a Unit Owners lease or rent less than the entirety of the Unit. Every lease shall be in writing and shall expressly provide that the lease is subject to this Declaration and that any failure by the lessee or tenant to comply with any of those provisions will be a default under the lease. These provisions prohibiting an Owner's leasing of a Unit more than once a year shall not apply to the Association or to a mortgagee who shall have obtained title to a Unit in consequence of a default in a mortgage held by it.

Airbnb includes a paragraph in their hosting contract that relieves the corporation from any liability for violations of HOA or rental covenants, regulations or contracts.

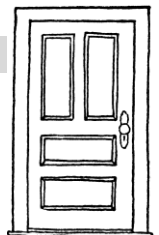
This leaves the homeowner **solely** responsible for these violations and all penalties that may ensue from them.

Also keep in mind that all leases are subject to Board approval and should be submitted before the tenant moves in.

Fall Building and Grounds Reminders & Updates ~ Adam Kirsch

Compliance with Covenants Review

The B&G committee walked the community and made notes on units that are not in compliance with our covenants. If you received a Letter of Non-Compliance, please follow-up and fix the issue as soon as possible. Please direct any questions to our Board.



What's going on with the Trees in the community?

All the trees other than the ash trees are waiting until the end of the year for action. The large tree in the "island" in front of the clubhouse is hanging on, and other trees initially tagged as "dead" have come back.

What's going on in the bare spot between the clubhouse and the dumpster?

The initial proposal was cost prohibitive, a ground cover installation will go in in the fall, when it doesn't require watering, since there is no irrigation in place.

What are the projects in B&G right now and their statuses?

The Lighting project is completed, so now mostly maintenance stuff.

Local & Community Events / Activities Calendar

- **Knoll HOA Board Meeting**
Monday October 9, 2017, 6:00 pm @ Clubhouse

- **Heartland Apple Festival**
Saturday & Sunday, October 7-8 and 14-15, 2017,
9am-5pm @ Beasley's Orchards
Featuring: corn maze, family fun area, pumpkin patch rides, jams, jellies, sweets, and apples ... apples ... apples.
<https://www.beasleys-orchard.com/farm-fun/>



- **Broad Ripple Farmer's Market**
Every Saturday from September 16 - November 18, 2017, 9am-noon
@ Broad Ripple High School
<https://www.visitindy.com/indianapolis-broad-ripple-farmers-market>



- **Annual Original and Fabulous GermanFest**
Saturday, October 14, 2017 All day
<https://www.visitindy.com/indianapolis-annual-original-and-fabulous-germanfest>



- **Associa Meet and Greet**
Saturday, October 26, 2017, 6:00pm @ Clubhouse

Is your condo for sale?

A reminder that you can have a page created on the Knoll website to advertise your sale.

Send an email to knoll.hoa.news@gmail.com with the following:

- Your name & contact information,
- unit's address and information,
- any images to include

If the image sizes are too large for a single email, then the website administrator can coordinate with you to deliver and then include them.

Please note that this offer is available because the current website administrator is a web developer who has volunteered to provide this service while he is serving as the administrator.

Sell it Here

Looking to sell any furniture or large household items.



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.

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 wonderful place to rent. Please check with Jeff in the Club House for availability.

Condo's For Sale		Contact Information	
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	2224-D Boston Ct	Eric Baiz	317.626.6264
3-BR TH	2139 Rome Dr	PENDING	317.387.1459
2-BR UP	2223-B Rome Dr	Mark Lopez	317.341.5003
3-BR TH	2237 Rome Dr	Eric Baiz	317.626.6264
2-BR DN	3854-C Knollton	Mike/Kate MacGill	317.580.7853

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 – *first Wednesday of the month @ 6pm – bring your own drink and a dish to share with the community.*

Board of Directors Meeting @ 6:00 pm on:

- Monday, October 9, 2017
- Monday, November 13, 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 Pool is now closed for the season – see you in 2018.

