



## NEWSLETTER - FALL 2020

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### Say "NO" to CELL PHONE TOWERS IN LIBERTY CREEK SOUTH

Verizon has filed for a zoning variance to erect cell phone towers 39-47 feet tall in the right of way. The hearing is scheduled for September 15, 2020 at 1:00 p.m. The Legal Notice of Public Hearing is posted at [www.libertycreeksouth.com](http://www.libertycreeksouth.com).

Written comments may be filed before the hearing. Send your comments to the LCS Board of Directors at: [libertycreeksouthhoa@gmail.com](mailto:libertycreeksouthhoa@gmail.com)

Your comments will be included in a packet sent to the Secretary of the Metropolitan Zoning Board. Please include "Case Number: 2020-DV3-032" in the email subject line.

Above ground utility poles are unattractive, erode property values and affect real estate sales. Ongoing maintenance will be disruptive to our quiet neighborhood. Only underground utilities have been permitted since January 1, 1973.

### A NICE PLACE TO LIVE – Community Reviews

How pleasing it is to live in a neighborhood with homeowners who care for their properties! The majority of homes have not needed reminders of projects in need of attention. A total of 134 notices, an average of 45 per month, were sent as a result of May, June, and July community reviews. Some notices were for more than one issue. This year's reviews highlight the top three areas most needing attention are siding (mostly algae), trim-gutters-sheds, and fences. Some homes in our community were built 25+ years ago. With that in mind, we can expect siding, trim and gutters would be due for maintenance.

Most homeowners who received notices quickly tackled the issues or are currently making improvements. Thank you for doing your part to help keep Liberty Creek South such a nice place to live.

### HOMEOWNER CONTACT INFORMATION

*Update your Contact Information*

PMI Meridian, LCS property manager, is initiating a new secure website to provide you with pertinent information about our community as well as your account. You are welcome to contact Joe Gutwein, Property Manager, at (317)262-4989, ext. 2900, with questions or assistance in registering. Steps to register:

1. Enter the following address in your browser address line: <https://pmimer.cincwebaxis.com>.
2. Click on the Register button at top right of page.
3. Complete the blanks. At minimum, the following information is required:  
\*First Name \*Last Name \*Street Number \*Street Name \*City \*State \*Zip Code and \*Email Address.
4. After filling in the required fields, click on the register button at the bottom left of the page.
5. You will receive an email with the subject line: "Website Registration for Liberty Creek Association, Inc. (South)"
6. The email will confirm your registration and include a link to set your password.

*Note: Our Revised and Restated Code of By-Laws for the Liberty Creek Association, Inc., Article III, Section D: "It is the owner's responsibility to make sure the Association has the owner's current mailing or contact information."*

Using the new website to communicate with homeowners will save the Homeowners Association printing and postage \$\$\$ currently spent to send newsletters, annual assessment invoices, account statements, and other notices. More importantly, using the website allows timely communication and account information. We appreciate your help in conserving the Association budget!

### ELECTION DAY – November 3, 2020

Your Vote Matters! Do everything early, don't wait to register or request your absentee voter application. At Indiana Voters - <https://indianavoters.in.gov>, you can find information about registering to vote, absentee voting, finding your polling place, and much more.

Every voter needs to register to be able to vote – the last day to register is October 5<sup>th</sup>.

## PILGRIM DRIVE PARK

The park is the western “gateway” to Liberty Creek South. It is owned and managed by Liberty Glen Amenities, Inc. (LGA.) The LGA Board is asking for homeowner input about how to best utilize this space. The playground equipment has seen better days. Improvements are expensive and a plan would allow for cost effective changes to be made affordably over time.

Would you like to see more trees, picnic facilities, swings or slides? Do you like the open green space or would a walking trail be a good addition? Do you use the baseball diamond with backstop? Would you like to participate in designing a plan or organizing activities? Send an email with your ideas and thoughts to the LGA Board of Directors: [libertyglenclubhouse@gmail.com](mailto:libertyglenclubhouse@gmail.com).

### HOA – the “H and O” is for Home Owner

Liberty Creek South homeowner pride is evident in the way our homes are maintained and this translates to steadily improved returns on investment reflected in real estate sales prices. It is not by chance or accident that the homes in our subdivision sell quickly at good prices after being listed for sale.

The LCS Board of Directors makes decisions and takes action to uphold property values in our subdivision. We accomplish this by welcoming new homeowners and continuing to provide all homeowners with information about the HOA – including the opportunity to volunteer by serving on the board of directors or committee(s.)

There are nine (9) director positions on the Liberty Creek South Board. The directors elect officers: President, Vice-President, Secretary, and Treasurer. The revised and restated code of by-laws which can be found on our website at [www.libertycreeksouth.com](http://www.libertycreeksouth.com) contains details about board responsibilities and duties of each officer.

Two (2) of these LCS directors/officers will also serve on the Liberty Glen Amenities, Inc. Board of Directors. During 2021, the two directors appointed as LGA representatives from Liberty Creek South will serve as president and vice president of the LGA Board of Directors. To make it a successful 2021, we need volunteers to step up and offer his/her skills and contribute to our continuing progress.

Let us know where you would like to volunteer your skills and interests:

- **Covenants** – Assists the Board in regulating external design and appearance; assists in community reviews and issues violation notices; reviews policies, procedures, rules, and regulations periodically for need and enforceability and makes recommendations to the board.
- **Communications** – Prepares the association newsletter, administers the association website and monitors the Board of Director’s Gmail account
- **Landscape** – Entrance landscaping, signage, and lighting. Evaluates current plantings and suggests removals and/or replacements. Members work with community manager to prepare specifications to define various related projects. Plan holiday decorations at entrances – may include installation.
- **Safety** – Plans and presents safety related programs for residents; Neighborhood Crime Watch
- **Social** – Welcomes new homeowners. Develops programs as required to help foster community and increase volunteer participation.

Volunteering is easy – Choose one of the following – Be sure to give your name and property address:

1. Send an email to the LCS Board of Directors: [libertycreeksouthhoa@gmail.com](mailto:libertycreeksouthhoa@gmail.com)
2. If you know a neighbor currently serving on the Board, let them know of your interest.
3. Contact: Joe Gutwein, Property Manager  
by phone: (317)262-4989 ext. 2900, or email:[jgutwein@pmimeridian.com](mailto:jgutwein@pmimeridian.com).

Member participation fosters success. If you’ve never served on an HOA board before, take the step with confidence knowing we have a professional property manager, experienced directors to help new ones, and membership in the Community Association Institute (CAI) which provides training and support using many resources. Let this be the year you take a turn at serving as a director or consider helping out on a committee.

### HOMEOWNER ANNUAL MEETING Reminder

*Sunday, November 8, 2020, 3 p.m.*

*Location: LGA Clubhouse at 5929 Vicksburg Drive*

The Liberty Creek South Board of Directors scheduled the meeting for Sunday at 3 P.M. hoping more homeowners will be able to attend. The Board will consider current COVID-19 limitations on meetings and work to keep everyone safe. Watch for your annual meeting notice later in October.