



Oakforge Communities-Lakes & Woods

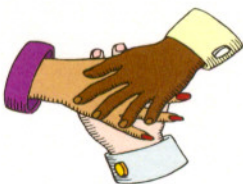
www.neighborhoodlink.com/indy/oclw/

July 2007

ANNUAL HOMEOWNER'S ASSOCIATION MEETING

The Oakforge Communities Annual Homeowner's Association meeting will be held on Thursday, August 23rd at New Augusta Academy North, 6450 Rodebaugh at 7:00 p.m. This is your opportunity to become an active participant in the community by becoming a board member; express your concerns and desires for our community and meet your fellow neighbors. A brief Agenda of the meeting is as follows:

- Elect New Officers
- IMPD Presentation
- Financial Status Report
- Committee Reports



COMMUNITY PRIDE AND INVOLVEMENT

In 2002, my wife and I were both excited about our investment when we bought our property in the Oakforge community. We have spent the last 5 years doing all we can to improve our home and yard in hopes of not only recouping our initial investment but also increasing our property value as our retirement years approach.

The guest speaker at my first annual homeowner's association meeting was a realtor who informed us that we were a \$125,000-a-house neighborhood and that is probably all we could ever expect. Quite a slap in the face considering I had just paid more than 125K for our house. Five years later, I fear he may have had a point.

Neighborhoods surrounding ours have been allowed to become areas of rental properties and ill-kempt houses. Before we experience the same fate, I think it's time for all of us to take a look (continued on next page)

We want to take this time to welcome new homeowners to the community. We hope you feel you've made the right choice to live in the Oakforge Community. If you have any questions or you need a copy of the covenants,

Please contact Affordable HOA Management Service
5208 Commerce Square Ste D,
Indpls, IN 46237
phone: (317) 885-7462
fax: (317) 885-2462
email:
cindy@affordablehoa.com

Current Board Members

Dale Buchko
Scott Cuniff
John Drew
James Nelson
Marge Thomas

ARCHITECTURAL CHANGES

We would like to remind all homeowners that if you are planning any external improvements, which includes, but is not limited to barn, fence, deck, color change, etc., you must contact Affordable HOA Management Service for an Architectural Control Committee (ACC). No improvements may be started within 30 days of submitting your request, or until you have received written approval from the Board.



COMMUNITY PRIDE AND INVOLVEMENT—CONTINUED

at our neighborhood and decide how Oakforge homeowners can unite as a community to protect and increase our property values.

A very small percentage of our homeowners are actively involved in keeping up our neighborhood. Let me give you an example. It was recently suggest that we need a service to pick up trash on the perimeters of our property. Since our mowers do the job during the mowing season, one of our board members said that it was too bad we could not get a group of volunteers together to do the work during the winter months.

We could address the problem that way, but the bigger problem is that very few people are getting actively involved, and most of those are board members and a very small group of other concerned neighbors. Out of 177 homes in our neighborhood, we have, at best 12 total homes (including board members) who contribute any volunteer labor for the betterment of our community. That means that 7% of our home owners are helping with the general neighborhood upkeep while 93% of our neighbors are not contributing in any manner. My fear is that the apathy suggested by these numbers will turn our neighborhood into an undesirable place to live and thus drive all of property values down further.

Now that I hopefully have your attention, you may be asking yourself what you could possibly do to increase the value of our community and your home. Your involvement is vital and you can contribute in many ways:

- Pick up trash when you see it laying around
- Join the board
- Volunteer for the landscape and gardening committee
- Contribute to the discussion on our neighborhood website
- Get to know your neighbors and express concern if you see something that could be dragging property values down

If you offer whatever talents you have to the betterment of our community, we can make good things happen! My wife and I still hope to make the Oakforge community our retirement home. From one neighbor to another, will you help us?

59TH STREET ENTRANCE GETS MAKEOVER

The 59th street Oakforge Woods entrance sign received a make over this year with a colorful display of Petunias. We would like to thank Scott and Anne Welp who took the initiative to design and plant the area.

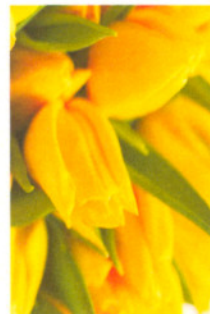
Next year we hope to plant some perennials to

permanently enhance and anchor the area. The Board is actively seeking members for the landscape committee. The committee is open to everyone in the neighborhood, all are invited to participate even if you do not wish to be a Board Member.

If you have an interest in helping design and maintain

our entrances, have a green thumb or even brown thumb, please join in and lend your talents. Lets show Crooked Creek that the Oakforge Community knows a thing or two about design and make our entrances look

marvelous!



Important Numbers/ Tips

Non-Emergency
327.3811

Mayor's Action Line
327.4622

Toxic Tox-Away 2nd & 4th Sat. of ea. Month
7400 Lafayette Road

Heavy Trash pickup
2 items every month,
normal pickup time

Old phone books
Northwestway Park

Cindy@affordablehoa.com
885.7462

Did You Know???????

- To disinfect a broken blister, dab on a few drops of Listerine, a powerful antiseptic.
- Quaker Oats relieves pain. Mix 2 cups of Quaker Oats and 1 cup of water in a bowl and warm in microwave for 1 minute, cool slightly, and apply the mixture to your hands for soothing relief from arthritis pain.
- Formula 409 will kill bees, wasps, hornets or yellow jackets.



Home and Garden Tips (by Scott Cuniff)

MOWING PRACTICE TIPS

Did you know that mowing your grass too short can cause plant stress and make it more prone to diseases? It also makes it easier for weeds to grow.

In the summer months, it is recommended to have a grass height between 2.5" to 3". In the Fall and Spring, the finer grasses like Kentucky Bluegrass, Ryegrass, and Fine Fescues can be cut to a length between 2 to 2.5 inches.

The types of lawn grasses used in our climate should not be cut lower than a height of 2". When cutting the grass, the recommended rule is to cut not more than a 1/3 of the total height during a single pass. Examples, if you require a final height of 2 inches, do not cut the grass in a single pass when it is more than 3 inches tall. If weather or absence prevents you from mowing the yard and you are unable to follow the 1/3 rule, set the mower to its highest setting for the first pass on the yard, and then mow again with a lower setting but using a different direction. If you follow the 1/3 rule and mow frequently, you should not need to bag your clippings. Returning the clippings to the ground helps return nutrients to the lawn, and also reduces the waste sent to our landfills.

Here are some other tips:

- Mow in the cool of day (mowing during the hot of day may cause it to brown)
- Alternate you're mowing patterns (promotes upright growth)
- Keep your blades sharp (if your grass has frayed ends after mowing, it is time to sharpen or replace your blade.)

FREE DIRT

Does anybody need fill dirt to complete some of those landscape projects? Our neighbor Steve Jones recently completed an addition to his home and has tons available for the taking and it's free, all we have to do is haul it off. You can contact Steve on his cell phone @ 439-9950 to make the arrangements. Happy landscaping!



INSPECT YOUR HOME COOLING SYSTEM



As we are into the hot summer months, it is important to inspect your A/C or Heat Pump cool-

ing units.

In order for the units to operate more efficiently, they should remain free of surrounding debris (leaves, grass, trash, etc.) and the condenser coils and fan should be clean and operating properly. If the unit is installed on stands or on concrete pads, you should make sure the unit is level. Indoors, you should inspect your filters once a month, and replace if needed. Do not block return Air vents.

Recommended intervals for A/C or Heat Pump inspection and/or cleaning is once a year. It should be done by a HVAC professional. Inspections and Cleaning will ensure that they operate efficiently, and could help prevent unexpected failures.

There are several web-sites that offer advice on preventative care. Just perform a search using Google, Yahoo, Ask, etc. and use a subject like "preventive maintenance of Heat Pumps" or similar.



FROM THE KITCHENS OF OAKFORGE

Sharing some of our community's favorite recipes. If you have a particular favorite you would like to share, please visit our neighborhood web site and submit it in the "From the Kitchens of Oakforge" section. All contributions will be greatly appreciated.

BLACK BEAN SALSA DIP (contributed by James Nelson)

2 (15oz) cans black beans, rinsed & drained
1 (17 oz) can whole kernel corn (sm. white kernel is best)
2 lg. fresh tomatoes, chopped (I prefer Roma)
1 lg. avocado, chopped
1 purple onion, chopped
1/4 c. chopped cilantro
Chopped jalapeno peppers, to taste (can use canned)
3 to 4 T fresh lime juice
2 T olive oil
1 T red wine vinegar
1 tsp. salt
1/2 tsp. pepper
Tabasco sauce (opt), to taste

Combine all ingredients and then chill for a couple of hours. Serve with corn tortilla chips (scoop style work well for this salsa). One tip: add the avocado last to avoid it turning to mush when you mix everything.

CHILLED CUCUMBER DILL SOUP (contributed by James Nelson)

Serve with grilled meat or fish and a green salad for a simple, healthy (and delicious!) meal. This is the perfect make-ahead soup — in fact, it tastes best if you let it sit overnight.

Serves 4

3 large cucumbers (about 5 1/2 cups, chopped)
1 cup plain nonfat yogurt
1/3 cup nonfat sour cream
2 scallions (white and light green parts only), thinly sliced
2 tablespoons fresh lemon juice
2 tablespoons minced fresh dill
Salt

Peel cucumbers, then cut in half lengthwise and scrape out seeds. Using paper towels, blot cucumbers dry, then coarsely chop. In a blender or food processor, combine cucumber, yogurt, sour cream, scallions, lemon juice, and dill. Blend on high speed until smooth. Chill soup at least 6 hours or overnight. Whisk soup to blend. Season with salt. Garnish with more dill, if desired.

POTATO/SAUSAGE SKILLET (contributed by Scott Cunniff)

1 Pkg (28oz) frozen hash brown potatoes
1 Pound fully cooked Kielbasa or Polish Sausage (Cut into 1/4" Slices)
2 Medium Tart apples, peeled and chopped
1 Medium Onion, chopped
1 Tablespoon of vegetable oil
1 Cup shredded cheddar cheese

Prepare potatoes according to the package directions. Meanwhile, sauté the sausage, apples, and onion in oil using a large skillet for 10 minutes (or until the apples and onions are tender.) Drain the oil when done. Spoon the sausage mixture over the potatoes. Sprinkle with cheese. Cover and cook for 3 to 5 minutes or until the cheese is melted.