



**NEWS  
AROUND  
THE  
NEIGHBORHOOD**

*Fall 2015*

**2015 Board of Directors**

**Ralph Flens, President**

**Joe Arias, Treasurer**

**Kathy Skurauskis, Secretary**

**Ron Szikora, Director**

**Nick De Laurentis, Director**

## PLEASE TAKE A MOMENT TO READ

Another Summer has gone by, and it was a busy one indeed. A number of activities took place in Briar Cove this past Summer.

- 163 driveways were resealed
- 114 residences were painted (Phase One). New larger address numbers were mounted. They really make a difference
- The Briar Cove sign at the main entrance was repainted
- The ACH (Automated Clearing House) program was implemented. This program allows your monthly assessment fee to be withdrawn directly from your checking account. Contact Peter Bylen for the details.
- The lawn program that was implemented several years ago continues with good results. The lawn consultant will now be called upon on an as-needed basis. The condition of the lawn strips between the driveways is also being addressed

Welcome to the twenty new residents in Briar Cove. Please check the Briar Cove website ([briarcovehomeownersassociation.com](http://briarcovehomeownersassociation.com)) to learn more about your new community. If you have any questions or concerns, please check the book with the rules/covenants, the Briar Cove website, or email the Board at [briarcoveboard@yahoo.com](mailto:briarcoveboard@yahoo.com). Also, we welcome new ideas.

With Briar Cove home sales continuing strong, so goes our finance picture. Our YTD income is above our monthly targeted figure. Our YTD operating expense is below our budgeted figure. The Capital Reserves Fund is also on target to remain healthy. Bottom line, our financial picture continues to remain strong which in turn

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allows us to maintain and add additional services. For details, refer to the August monthly Financials from 1<sup>st</sup> American Management.

Remember this is an election year. Please remember to take advantage to exercise your right to vote on Tuesday, November 3, 2015.

This is also an election year in Briar Cove. There will be two terms expiring on the Briar Cove Board. The ballots/nominees will be sent to you in the near future. These ballots will be counted at the Briar Cove annual meeting on Thursday, November 19, 2015, at 7:00PM. The site of the meeting will be The Crossroads Community Church, located at 1538 Janice Dr., Schererville, IN. Refreshments will be served.

## **Please Vote and Plan to Attend**

Do you wish to become more involved in your community? If so, consider running for a position on the Briar Cove Board. If interested in doing so, you must submit your bio/resume to Peter Bylen, 1<sup>st</sup> American Management Co., [pbylen@1stpropertymanagers.com](mailto:pbylen@1stpropertymanagers.com). The deadline for submitting this info to Peter Bylen is October 1, 2015.

Still need a few more votes to pass the three proposed amendments. A new ruling now requires that your MORTGAGE COMPANY needs to also sign the form in order to pass the amendment(s). The proposed amendments are:

- Association responsibility regarding trees/bushes not planted by the Developer and/or the Association.
- Nominees for the Board must be in “Good Standing,” ie not in arrears, no outstanding violations, etc.
- Clarification of the Architectural (ARC) Committee’s approval procedure.

**PLEASE CONSIDER SIGNING FOR THE APPROVAL OF THESE AMENDMENTS AS THEY ARE IMPORTANT FOR THE COMMUNITY AS A WHOLE.**

The Indiana legislature passed HB 1286, which concerns itself with Condo/Homeowner Associations. This Bill became effective July 1, 2015. The Briar

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**Fall 2015**

Cove Board met with State Representative Hal Slager to learn more about the Bill. This Bill is being reviewed by the Management Company, and the Briar Cove Board.

A couple of reminders...

- If walking your dog, PLEASE cleanup any dog waste.
- Before doing any exterior modifications, please check the rules. Please abide by the rules and/or the spirit of the rules. Remember, rules can be removed and/or amended if need be.
- If you will be away, out of town, etc., please inform the Police Department in Schererville/Dyer. They can then arrange to do a check of your property. Also, if you live alone, please give an emergency name/number to one of your neighbors and to Peter Bylen at 1<sup>st</sup> American Management Co. You may also consider giving a key to your house to one of your neighbors.

**The next open Board meeting is scheduled for Thursday, October 15, 2015. The meeting will be held at the Schererville Library, and will start at 6:30PM. Please plan on attending as this will be an opportunity to meet the candidates for the Briar Cove election, and ask them questions.**

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