


# OAK BEND ESTATES

Visit [www.oakbendhoa.org](http://www.oakbendhoa.org)

HOA NEWS

April 2024 Newsletter

<p><b>HOA BOARD</b></p> <p><b>Officers:</b>                  President: Doug Scott                  Vice President: Open                  Treasurer: Sue Arnold                  Secretary: Ellen Scott</p> <p><b>Section Representatives:</b>                  Section 1: Open                  Section 2: LaVonne Mickelson                  Section 3: Open                  Section 4: Open                  Section 5: Dan Stephens</p>	<p><b>EVENTS</b></p> <p><u>Oak Bend Estates HOA Members' Meeting:</u>                  Monday, May 13, 2024, from 6:30 to 7:30 pm                  At Brownsburg Public Library                  450 S. Jefferson Str.</p> <p><b>Yard Sale:</b>                  Saturday, June 8, 2024                  8:00 am to 4:00 pm</p> 
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## DUES

Dues are \$50.00 per year or \$95.00 for two years. Your support is greatly appreciated and helps pay for maintaining the neighborhood entrance signs, the electricity for the entrances' streetlights and the landscaping for the entrances. Send your payment to Sue Arnold, Treasurer, at 1138 Timber Climb Dr.

## Covenants Review on Construction

Any structural alteration or construction to the exterior of your home/lot *requires* Board approval as stated in your Covenants, No. 7 (see back page). Approvals for work on your home/lot (some of which may also require the Town of Avon approval) or any requests may be directed to any of the Section Representatives or Doug Scott at [dscotthoa@gmail.com](mailto:dscotthoa@gmail.com)  
 Request Forms can be found on our website.

Keep an eye out for information coming from our Oak Bend Pool Committee.

Suggestions:

## A Message from Tucker Realty: (Thank you, Rhoda Brown)



**Oak Bend 2023 Market Report!**

Homes SOLD.....	2
Average List Price.....	\$496,400
Average Sale Price.....	\$484,900
Average Days on the Market.....	12

- Find out the current equity in your home.
- Know the increased value of your home since you purchased it.
- Get information necessary to update your insurance coverage.
- Find out about competitive home prices in your area.

**F.C. Tucker Company**

Go to [oakbendhoa.org](http://oakbendhoa.org)  
 "Around the Bend"  
 for Minutes & Newsletters

- Thank you to those of you who keep your storm drain grates free of debris. This helps keep the streets from flooding.
- Thank you for keeping your trash cans *out of view*. This helps to keep Oak Bend beautiful.
- Reminder: The speed limit on all Oak Bend streets is 25 MPH. We have runners, walkers, dog-walkers, and children playing. Thank you.

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## Focus on Oak Bend Estates' Covenants:

Complaints or requests for variances to the Oak Bend Estates Covenants may be directed to any of the Section Representatives or Board Members. Any property alterations such as fences or other construction requires Board Approval. Some alterations will also require Town of Avon or Hendricks County approval. You can contact the Board president, Doug Scott, at [dscotthoa@gmail.com](mailto:dscotthoa@gmail.com) if you have any questions. Please allow adequate time for your project by making timely submissions to the Board. Below are some excerpts of current interest in our neighborhood:

**7. ARCHITECTURAL DESIGN:** No building wall, fence, or other structure shall be constructed, erected, placed, or altered in this subdivision until the location plan, building plans, and specifications have been first been submitted to, and approved by, the committee as to the harmony with the exterior design, quality, and aesthetic appearance of structures already built, and as to conformity with grading plans, first floor elevations, location of water wells, destruction of trees and other vegetation, and any other such matter as may affect the environment or ecology of the subdivision. The committee's approval or disapproval as required in these covenants shall be in writing.

**10. FENCES** require committee approval before erection as provided in section 7 above. No fence shall be placed on any lot or boundary there of that will obstruct reasonable light, air, or view, or will otherwise hinder or damage the aesthetics of the subdivision. Fences erected in the front yards of dwellings shall be open wood fences of a decorative type not exceeding four (4) feet in height. Swimming pools shall be properly fenced to protect the safety of others as required by Section numbered 26 below. Fences in easements are erected at the owner's risk as such fences may be partially or completely torn down by others if they interfere with the installation, operation, and/or maintenance of the facilities for which the easements have been reserved.

**13. SIGNS:** The only signs permitted to be erected or displayed in this subdivision are: those required by law, a single sign placed by a builder or financial institution to advertise a property during the construction and sales period, a single yard sale or garage sale sign placed by the owner no more frequently than one day twice each year, a single sign placed to advertise the property for sale or rent or to prohibit hunting or trapping. No sign shall exceed five (5) square feet in size.

Each of the five (5) sections of Oak Bend Estates have their own Covenants. Sections 1 and 2 Covenants vary from Sections 3, 4, and 5 in that the final sentence in article 10 above is omitted. This does not mean that you may build a fence or other structure in an easement area in Sections 1 or 2. More than likely (and you may check with an attorney) damages to permanent structures, such as a fence, within an easement which occur in Sections 1 or 2 as in all other sections will be at the owner's expense.

*Disclaimer: These covenant articles have been retyped and any error or omissions are entirely unintentional. Please refer to your copy of the Covenants for your Section for the exact wording. Contact your Section Representative for further information.*