

# Indian Creek News

NOVEMBER 1992

## NEW NEIGHBOR

Michael & Debbie Davis moved into their new home on Lot 46 Timbercreek Court in October. Michael is a Computer Programmer in Claims at State Farm and Debbie is the Assistant Manager of the Caren Charles Store at Eastland and is going back to school. They are originally from the Heyworth area.

## ANNUAL PICNIC

Approximately 30 families attended our annual picnic. The minutes of the subdivision meeting are printed on the back of this page. The winner of our Chili Cook-off was Jim Larson. If anyone lost a navy blue canvas cover for a director's chair, please call me at 728-2990.

## INDIAN CREEK SURVEY MEETING

A meeting has been scheduled for Monday, November 16th at 7:00 P.M. at the Towanda Community Building to discuss the recent survey results send in your last water bill. Please plan to attend.

## TOWANDA DISTRICT LIBRARY

If anyone from the area is interesting in serving on the Board of Directors for the Towanda District Library, please call Ruth Parsons at 728-2768 or Kari Shelton at the library at 728-2176.

## CHRISTMAS WALK

Last year, we had 3 homes open for our Second Annual Christmas Walk. For the last two years, we have had this walk on the Sunday just before Christmas, which is December 20th this year. We need some volunteers to participate this year and open up their decorated holiday homes to their neighbors. Call me at 728-2990 if you are interested. It's a lot of fun!

THIS NEWSLETTER MAILED MONTHLY TO ALL INDIAN CREEK RESIDENTS  
BY ANNETTE HANCOCK, REALTOR, SNYDER REAL ESTATE



INDIAN CREEK SUBDIVISION  
Annual Picnic Meeting Minutes  
September 27, 1992

The annual picnic in 1992 was attended by 30 families.

TREASURER'S REPORT / BOB BOUCK

As of 8/31/92, the balance in the Water Association fund was \$27,068.56 and the Homeowners Association \$5,706.61.

SECRETARY'S REPORT/SOCIAL ACTIVITIES / ANNETTE HANCOCK

Five homes participated in the Garage Sales in September. We plan to continue these Garage Sales in May and September. Volunteers are needed for the third annual Christmas Walk.

WATER REPORT / MIKE CUNNINGHAM

The Farnsworth & Wylie report was discussed and is available for any residents to review. The Board voted at the September meeting to go ahead with the maintenance repairs recommended for the water tower. The water will need to be shut down for a while and we will be under a boil order. A second well and gas chlorination was also discussed.

GROUNDS REPORT / BILL ROE

We are still looking for another tractor. Another workday will be planned in November to clean-up dead trees.

HOMEOWNER'S SURVEY / DOUG REEVES

We had 58 households respond to the Homeowner's Survey. A summary of the survey will be sent to all residents in the next water bill and a meeting will be set up in November.

MICROWAVE CABLE / DOUG REEVES

The revised contract from Microwave Cable was discussed. The Board had previously asked them to remove the exclusive 10 year contract and the indemnity clause. A hand-count vote was taken and it was passed to sign the contract.

VANDALISM BEFORE HALLOWEEN

Last year there were incidents of vandalism around Halloween. Everyone was asked to leave on outside lights that week.

DITCH CLEANING

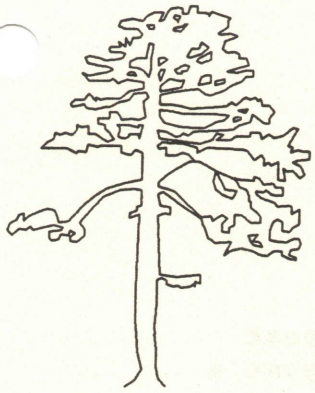
The ditch cleaning has been completed by the County Highway Department with the exception of one new home.

SPEED LIMITS

Recently there have been a few accidents with bicycles in the subdivision. Everyone was urged to exercise caution.

Submitted by Annette Hancock, Secretary





# *Indian Creek News*

INDIAN CREEK SUBDIVISION  
Special Meeting Minutes  
November 16, 1992

Approximately 25 families attended the special meeting at the Towanda Town Hall on Monday, November 16th, 1992 to discuss the Homeowner's Survey. The following items were discussed:

## Entrances to Subdivision -

Need was expressed in survey for better lighting and signs at the subdivision entrances or a possible speed limit reduction on Route 29. An easement would be needed from the homeowners for signs to be placed on their lots. Corn Belt Electric can install a self-metered street light at minimum cost. The County could be asked to do a study on the amount of traffic on Route 29 at our entrances. The Board will explore these possibilities.

## Common Area -

A motion was made and approved for the Board to investigate but not pursue the costs of a playground, basketball court, baseball backstop, or a shelter for the common area and research the zoning restrictions and liability insurance for these improvements and report at the Annual Meeting.

## Motorized Vehicles -

The survey indicated concerns over the use of 4-wheelers in the areas of safety, liability, legality of use, noise, and preservation of nature.

A motion was made and defeated to discontinue use of all motorized vehicles on the common area until a policy is presented and accepted by a majority vote of all homeowners. A motion was made and not seconded to authorize motorized vehicles in the common area behind the water tower for property owners only. Since nothing was resolved on this issue, it was suggested that problems be discussed directly with the individuals involved.

(OVER)



#### Water System

Mike Cunningham discussed the Farnsworth and Wylie Report on our water system and passed around copies for everyone's review. This report recommended water meters based on our water usage from November 1991 through June 1992. The safe long term yield (per IEPA) of 35 GPM or 50,400 GPD (gallons per day) was exceeded on many days during the drought periods in May and June of 1992. Our usage of 87,500 gallons pumped on May 19th pumped the tower dry which caused low pressure resulting in a boil order and water restrictions.

A motion was made and passed at the meeting to install water meters as soon as physically possible in Indian Creek Subdivision with co-payment by Homeowners and the Water Association. A second motion was made and passed assuming the first motion passes, the Indian Creek Subdivision Water Association will pay up to 40% of current funds not to exceed \$11,000 to purchase the physical supplies/meters for all lots with the individual homeowners to cover the remaining cost of installing water meters. Both motions passed favored by a majority of the votes cast at the meeting. However, our covenants require a majority of all members to take action. Therefore, members not present at the meeting can vote in writing within 10 days after the meeting. A written vote was sent to all homeowners on the following day. Assuming the vote passed, the Board will provide the rate structure for water billing to be approved at the Annual Meeting.

#### Enforcement of Covenants -

The survey indicated concerns over covenant violations. These will need to be discussed at a later meeting.

The meeting was adjourned at 10:12 P.M.

Submitted by Annette Hancock, Secretary