

## HILL VALLEY HOMEOWNERS ASSOCIATION JUNE 2002

### EXTREMELY IMPORTANT!

As you all may know by now, the re-zoning of 8601 S. Meridian St. has been postponed from May 30th to June 27th, due to a request by the developer for a traffic study of that area. Little did they know it just riled everyone up, and I have heard from quite a few folks.

It is so very important that as many folks as possible be in attendance, Mr. and Mrs. Cantrell, as well as myself researched the scheduling of buses to take our group to the City-County building when it does happen. Details regarding the buses are as follows:

The Star of Indiana Buses transport a maximum of 47 passengers at a cost of \$401.10 including taxes for a six hour minimum charge. I rounded the cost per person to \$8.55 and we need to collect this money quickly. The bus company is holding one bus and will add buses as I request them. They have currently three buses for our use. Should this be continued again, as long as we can provide them with seven days notice, they have agreed to work with us. Simply put, we can have as many buses as we need without the worry of losing money. They will reschedule them as long as we remain in contact. The bottom line is I need all per person checks payable to Hill Valley Homeowners, Inc. and sent to us as quickly as possible. We cannot accept money on the day of the hearing. I will arrange for bus pickup and discharge to occur at German Park for parking convenience. Please park in the front gravel lot. You must be on board promptly at 12:00 pm and we will return by 5:00 pm. We only have a six-hour window to work with.

I received this note from a concerned homeowner who has been through this process and this is what he had to say:

Fellow Residents of Hill Valley Estates:

YOUR PROPERTY VALUE IS AT RISK! PLEASE DO NOT IGNORE THIS SITUATION.

If you don't do something to help, it will affect your future neighborhood. Commercial interests are trying to buy and rezone property on Meridian St. One has almost succeeded.

There are 7.3 acres at the corner of Meridian St. and David Ln., just south of Hill Valley Dr., which the new owners want to rezone for commercial use. For over 300 yds. to the north, south and east, the property is residential with the only exception being the German American Klub and Park, which has been there even before Hill Valley was developed. Once this parcel becomes re-zoned, the commercial expansion will continue up and down Meridian St. Besides the increased problems with traffic and water drainage (which are already serious in Hill Valley) this commercial incursion will reduce property values of the residences not on Meridian by 25% to 50%.

I know this from painful experience. Once the commercial toehold is permitted, the expansion cannot be stopped and the property values will continue to decline as they have in every situation such as this.

DO NOT sit on your hands! The Metropolitan Development Committee will hear from experts regarding traffic and drainage from both sides and they will neutralize each other. The only thing that WILL make a difference is for them to SEE LOTS OF RESIDENTS WHO CARE ABOUT THIS DECISION. Please contribute a few hours fo your time to protect the value of your property.

Please think about what this person has said and I hope everyone takes this entire process personally. I am, and this is why: Our subdivision has problems and the Board is aware of these and continues to try and make things better for you as homeowners because we enjoy this area. No offense to those in business, but I believe we have had enough of the shotgun development that has occurred in the Perry Township area. Enough is enough- you need only to drive from County Line Rd. down to Smith Valley to see what has happened and what may happen to our side of County Line Rd. There is a vacant grocery store along with an executive office building at the south end of Orchard Golf course, as well as the new Target, Home Depot, Menards and who knows what else.

Then remind yourself by driving north of Meridian School Rd. to the fire station. Note the available properties for lease, the fireworks store, the tanning salon providing hydro-massage and the vacate buildings in need of rent paying tenants. Then think of the sign pollution, noise pollution, increased traffic and increased sewage draining into your yards and basements, all because you decided to sit back and not take the situation seriously.

The developer has the right to protect and develop his investment, and we as homeowners have the same right. If you have invested in a home in Hill Valley, then protect it. Be there, pay the \$8.55 per person and let the Metropolitan Development Commission see that we don't want this.

That said, we have lined up the buses, sent the e-mails, put up the sign, sent out the newsletter and everything that could be thought of. It is now up to you to involve yourselves and stay involved until our pleasant environment is saved from this commercial assault.

We wish to thank German Park for allowing us to arrange for parking and the bus pickup and drop-off.

Sincerely,

David Olmstead and the Hill Valley Homeowners Board

**Another Matter of Importance :**

There will be a Public Information Meeting regarding the Sanitary Sewer Evaluation - Lift Station 221 to be held on Wednesday, June 19, 2002 at 6:00 p.m. at St. Barnabus School, 8300 Rahke Rd., Indianapolis, IN 46217.

At the meeting, a DPW representative will seek your input on the current sanitary sewer conditions specific to the Carey Ranch and Hill Valley Estates neighborhoods. As explanation on the steps that DPW takes to evaluate the sanitary sewer system will be provided at the meeting.

For further information regarding this meeting, please contact Cathy J. Holdman, Neighborhood Co-ordinator, Department of Public Works at 327-4932.

The garage sale weekend looked to be a success, despite the rain on Thursday! Our apologies to the homeowners off County Line Rd.; a sign was provided, but was taken.

**Don't Forget-**The Hill Valley Estates Homeowner's Picnic scheduled for August 16th starts at 5:30 pm at German Park. Members of HVHA will be sent a postcard about the picnic. This is your admission ticket. If you are not a member and you wish to attend, your \$25.00 annual dues can be paid at the door. As always, volunteers are needed. If you wish to help out, please contact one of the board members. Join us for food, fun, games and prizes! Hope to see you there!!!!

Dave Turo-Shields of 622 W. Valley View Dr. in West Hill Valley has taken the Crime Watch Co-ordinator position for section 2. Section 2 is west of Rahke Rd. and North of Mellowood. Your crime watch block captain should have already delivered an information update form for you to fill out. This will help us stay up-to-date, allowing fast delivery of critical safety information. If you should have any questions, concerns or feedback about neighborhood safety, please feel free to stop over, call or email me at any time.

Dave Turo-Shields  
622 W. Valley View Dr.  
865-1674  
e-mail at: [Dave@Overcoming-Depression.com](mailto:Dave@Overcoming-Depression.com)

A few tips this month on protecting yourself and your personal items:

- Shredding your garbage: A credit reporting company financed a study of trashcans! The verdict: 85% contained sensitive information that would be of interest to identity thieves. One in five trashcans contained credit and debit card information, usually with a name and address, intact bank account numbers and correspondence that thieves could easily use to corroborate identity.

- What should you shred? Anything that bears your social security number or a bank account, credit card or investment account number, to old Social Security Administration information on benefits. Old checks, even on closed accounts. Your junk mail contains information also, such as convenience checks from credit card issuers and pre-approved credit card applications. Buying a personal crosscut shredder is the best kind, which slices papers into small diamond shapes, rather than strips.

- Beware of scams: There are people out there calling themselves city employees and have used this trick to get checks from Senior Citizens.

To protect yourselves:

A. Don't hurry. The decision to buy should never be made under pressure. Demand and take time to consider the offer.

B. Get a written contract or estimate describing the work, price, the responsibility for cleaning up and the hourly rate for any added work.

C. Ask for references from a contractor and talk to those references about how satisfied they were with the work.

D. Get a second estimate for the work from a reputable contractor recommended by friends or acquaintances.

E. Don't make a purchase you don't fully understand.

F. Ask what state or federal agencies the firm is regulated by or are required to be registered with. If you get an answer, ask for a phone number to verify it. If the firm says it is not subject to any regulation, increase your level of caution.

- Do door-to-door salesman annoy you? Section 391-104 of the city's Nuisance Code States: The practice of entering upon the premises of private residences by any persons acting as solicitors, peddlers of merchandise of any kind when such person has not been requested is hereby declared to be a nuisance and shall be punishable. This shall not apply to orders for sale of milk, dairy products, vegetables and groceries. If you interrupt a sales presentation with "Door to door solicitation is against the law in the city of Indianapolis. If you do not leave the neighborhood immediately, I will call the Marion County Sheriff's department", the solicitor will apologize and disappear.

- Finally, don't leave anything out you don't want the trash collectors to take. Recently, someone put grass clippings in a wheelbarrow for the trash collectors to take and it disappeared.

### **HILL VALLEY HOMEOWNERS ASSOCIATION BOARD 2002**

David Olmstead	President	888-5270	S. East Street
Steve Scheidler	Vice-President	881-1558	Pennsylvania St.
Ernestine Nicholson	Secretary	865-0787	Lockwood Ln.
Joan Smith	Treasurer	865-7761	E. Hill Valley Dr.
John Renault	Member	888-9607	Parish Ln.
Frank Hogan	Member	888-6540	W. Valley View Dr.
Linda Mershon	Member	881-9751	Ottawa Dr.
Martha VanBuskirk	Member	859-0262	Narcissus Dr.
Pat Finke	Member	881-8594	Laura Lynne Ln.
Richard Claus	Member	885-9943	S. Talbot St.

### **Hill Valley Homeowners Association Board of Directors Meeting Dates**

As members, you are welcome to attend these meetings and voice your thoughts. If you would like to be included on the agenda, please call David Olmstead. HVHA meets the 3rd Monday of every month (except December) at St. Barnabas church at 7:30 p.m. The first 20 minutes will be devoted to grievances, etc., before the business meeting continues. Please be prepared, as there is limited time. The following are the remaining dates for 2002:

June 17	September 16
July 15	October 20
August 19	November 18