

# Spring Knoll

## PROPERTY OWNERS ASSOCIATION

Happy Fall! I am sure you have noticed some great updates going on in the neighborhood. The board was very excited to begin work on the Master Plan concept Laura Mulligan has been working on. The four beautiful urns were recently installed and planted. They are a great update to our entryway! We also had the faded street light poles re-painted.

Our ACC committee has been busy working on many requests for various projects and paint jobs. We appreciate homeowners keeping home maintenance a priority. Please continue to submit requests for exterior projects for approval before starting work.

I would also like to thank those who participated in the paint survey in July. We had 28 responses and were able to narrow our focus on what our neighborhood desired and pass that along to our color consultant before finalizing the color palette. You will see the an update in this newsletter from the ACC regarding this.

Many new neighbors have recently moved into our neighborhood. I would like to extend them a warm welcome! I hope Spring Knoll feels like home, we are excited to get to know you!

Stay well,

Cait Hennessy

## ANNUAL MEETING

**October 24, 2021**

The board will be holding its annual meeting on **Sunday, October 24, 2021**. This is an important meeting to attend, as we will provide updates and request approval for the upcoming years budget.

Board members, Brent Hartman and Vic Stewart, both have terms ending this year. We would like to thank them for their commitment and service the last two years.

With that said, two board positions will be opening up. These are 3-year term commitments. During the meeting, we will accept nominations and vote in two new volunteers. If you have questions, please reach out to a board member or email: [springknollpoaboard@gmail.com](mailto:springknollpoaboard@gmail.com).

The board will be sending an update for this meeting soon. We are currently seeking nearby location options that will allow us to meet in an indoor environment with more space to social distance. It is becoming too cold and dark to continue to meet outdoors in the evening.

We look forward to seeing you there!



## SPRING KNOLL ONLINE

Our website has launched! You will be able to access board member information, previous newsletters, and governing documents. Thank you to the Hartmans for developing the webpage for us!

The webpage still has content we would like to add, but it is a great reference and contact point for you right now. Visit us online at:

[www.springknollpoa.com](http://www.springknollpoa.com)



## SOCIAL EVENTS

A frequent comment we receive is the desire for more neighborhood involvement. We would love to have someone begin to organize occasional events or head a social committee. If this is a talent or desire of yours, the board would love to collaborate with you! Please reach out if this is of interest to you.

## BRUSH AND LIMB COLLECTION

The town has announced its fall limb pickup date. Collection will be the week of **September 27th**. For additional information on this service, visit the [Town's website](#).

## STOP SIGNS & SPEED

Unfortunately, unruly drivers have been seen in abundance lately. Neighbors have commented it may be time to "invite" the Police Department back to help patrol our roads again. It is especially disturbing to watch careless drivers while children are commuting to school.

You are encouraged to reach out to the Police Department with complaints and license plate numbers, if you can catch them. We are hopeful if there is enough concern shown, something may be done. The non-emergency number for ZPD is: 317-873-5967.

## WHITE ENTRY FENCE

The white PVC fence at the Spring Knoll entrance along 975 E. has been a topic of conversation at every board meeting the last couple years. It is in dire need of repair or removal. Caps are missing, boards broken, material is chipping off, not to mention it is nearly impossible to clean due to its age.

Earlier this year, after much back and forth, the board voted to clean and repair the fence. We reached out to Cameron Fence, who installed the fence over 20 years ago, and they informed us they cannot repair it due to pandemic supply chain issues. At this point, the board feels it would be financially irresponsible to repair based on its current age and rough shape. Not to mention, there is no telling when necessary materials will be available again to carry out a repair.

Given that information, at the September 12th board meeting, the decision was made to remove the fence, fill, and seed the holes. We are reviewing estimates currently. We look forward to the fresh look and no longer having to worry about the aging fence.



# ARCHITECTURAL CONTROL COMMITTEE UPDATE



The Architectural Control Committee (ACC) for the Spring Knoll Property Owners Association (SKPOA) is a critical committee charged with receiving, reviewing, and responding to property owners who have submitted requests per the Community Covenants and Restrictions (CCR's) that preserves, enhances, and elevates property values of the entire neighborhood.

As Spring Knoll approaches its near 22nd year of existence, updating the appearance of the neighborhood has become paramount. Achieving conformity and consistency throughout this community, while respecting the architectural style of the homes and its property, has been and remains the goal of the ACC. Because this neighborhood is showing its age, homeowners want to update the look of their homes with fresh coat of paint. While the original builder had a narrow scope of approved colors many homeowners have expressed frustration at the lack of standardization in current paint colors. In June the ACC, with Board approval, retained the services of a color consultant to create a color palette for Spring Knoll. The colors selected by the consultant are both timely and contemporary and remain consistent our core objectives and values. They complement the brick, mortar and roof of the homes while staying true to the architectural style of the community as a whole. To that end, an established color palette maintains conformity and consistency throughout the neighborhood.

At the July POA meeting, the board voted to also survey the neighborhood to gather input from the homeowners as to additional colors they would like to propose for consideration by the consultant. After community input, the board approved the final proposed color palette at its September POA meeting. While the binder is available for any homeowner, knowing this is a professional's opinion and paint colors chosen from it will most likely receive a fast approval, homeowners can still submit a color that they believe is consistent with the community via the ACC, and the ACC will begin its process.

## HOW THE COLOR BINDER WORKS

When the color consultant walked the neighborhood, she identified 11 different brick colors. For each brick the color consultant chose four different "field colors" (house colors) from two different color strips. Please keep in mind that these four colors are her favorite picks for the brick, but homeowners can look at all seven colors on the color strip and work from there. She also picked trim colors and door colors to complements the field colors.

This color palette has been adapted to bring consistency in the neighborhood, but still provide varying color options amongst the homes. It will give neighbors who want inspiration on a new exterior color a professional's opinion. As well as reduce the time it takes for approval if colors are selected from this binder. Colors not included in the binder will still be evaluated by the ACC for approval.

The binder will be a work in progress. Improvements will be made in ways we don't yet know, but certainly the ACC is open to suggestions from those who use it.



September 23, 2021

The ACC requested and the POA Board approved the following change to the ACC Guidelines for Spring Knoll Property Owners Association.

#### 17. EXTERIEOR PAINTING

##### Current

No changes to any exterior color (base or trim) shall be made without the consent of the Architectural Control Committee. The Architectural Control Committee reserves the right to restrict the colors that are utilized in the repainting any exterior.

Amended – Effective, October 31, 2021.

No changes to any original exterior color (base or trim) shall be made without the consent of the Architectural Control Committee. In retaining a harmonious relationship in conformity with community style and design the ACC has adopted a professionally prepared SKPOA Exterior Painting Guideline Binder representing an approved pallet spectrum for house exteriors within the SKPOA community. The Architectural Control Committee reserves the right to restrict the colors that are utilized in the repainting any exterior.