

The Pines of Greenwood HOA

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Annual Meeting – Pines of Greenwood HOA Agenda for Thursday, October 23, 2025, at 6 p.m.

01. Welcome – Please sign the sheet of paper with your lot number, name, address, phone number, and e-mail. Postage is now 78 cents per letter so we would like to start sending e-mails for HOA information as opposed to printing a newsletter and mailing them. We will also start placing the newsletter on our website.
02. Introduction of the Board of Directors – Steve Milbourn -- President; Sharon Lidrbauch – Vice President; Melissa Burton – Secretary; David Woloszyk – Board Member, and Ashley Koers – Board Member. Chris Collins -- Accountant.

03. Financial Report – (as of September 30, 2025)

a. Pines of Greenwood – Checking	\$ 18,893.83
b. Pines of Greenwood – Savings	\$ 97,444.07
c. Pines Master Assn. – Checking	\$ 8,988.10
d. Pines of Greenwood – Accounts Receivable	\$ 3,177.23
e. Pines Master Assn. – Accounts Receivable	\$ 3,339.45

04. Reports of officers

President – If you have an issue or you are reporting your neighbor or a homeowner near you, etc., we will need the following information –

Who, What, When, Where, Why, and How.

This is needed to determine how the issue can be approached. Sometimes it is as simple as writing a letter to the individual or individuals involved or writing a letter to the department in the City of Greenwood.

We can assure you that homeowners will continue to follow the rules in the bylaws. Other than that, we are not the police and do not have the authority to do more than write a letter to the homeowner in question or report the incident to the City.

Is there any other officer who wishes to say something concerning your position as a members of the Board of Directors?

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05. Reports of what we have accomplished in the last couple of years or so:

- a. Demolished the Pool and Building \$ 37,000.00
- b. Placed white rocks around two (2) ponds \$ 45,000.00
- c. Put in a new playground \$ 59,500.00
- d. Added 18 trees \$ 13,500.00
- e. Repaired and striped the parking lot \$ 3,500.00
- f. Purchased a new sign \$ 2,500.00
- g. Adding five (5) additional trees along Worthsville .. \$ 3,260.72 *

* This includes one (1) tree that died from last year which will not cost us any money. It was under warranty. These trees will be installed on Saturday, November 8, 2025.

- h. ** Cutting down two (2) trees, removing stumps, \$ 1,550.00 **
and trimming up four (4) trees including one tree. A limb broke on the “berm” on Worthsville Rd.

Total Spent\$165,810.72

06. Election of two individuals to the Board of Directors – terms from January 1, 2026, to December 31, 2028. In order to vote, you must be the homeowner, and your dues must be current. These positions are three (3) year terms.

Steve Milbourn	Term expires 12-31-2025
David Woloszyk	Term expires 12-31-2025
Sharon Lidrbauch	Term expires 12-31-2026
Melissa Burton	Term expires 12-31-2027
Ashley Koer	Term expires 12-31-2027

07. Unfinished Business / Old Business

08. New Business

- a. Late last year I found that the Pines Master Association HOA was running out of money. We had not billed anyone since 2019, and we did have enough money to pay for everything since then. The total budget is \$13,210 and is paid proportionately by both the Village Pines HOA -- \$20.00 annually and the Pines of Greenwood HOA -- \$38.00 annually. – **Continued to page 3**

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A vote will be taken to have the Pines Master Association HOA repay the Pines of Greenwood HOA for two (2) years of debt that we paid for their HOA when they ran out of money. That amount is $\$3,250.00 \times 2 = \$6,500.00$. We will recover one (1) year in 2025 and the balance in 2026.

- b. We were able to get with the Planning Dept. of the City of Greenwood and ask them to change part of an Ordinance from the City of Greenwood that was created when our subdivision was built in 1999. The original Planned Unit Development (PUD) did not allow sheds, hot tubs, or above ground pools. Somewhere along the line, our subdivision did pass amendments to these items, however, they have been illegal since they were not changed through the City of Greenwood. Our bylaws will be updated, and everyone will receive a copy when they are finished. The amendment to the ordinance was passed by the City Planning Commission on Monday, November 25, 2024. The new Ordinance was passed by the City Council two (2) weeks later. You must remember to obtain a permit for any construction you are doing at your house. You are also required to complete an Architectural Control form (ACC) through our HOA. We sign off on it, and you take that to the City Planning Dept. and obtain your permits. If you do not do this, there can be fines from the City.
 - c. Discussion on one (1) contract for Chris, our bookkeeper. It is for the Pines Master Association for one (1) year. I am hopeful that we can do away with the Pines Master Association by the end of 2026. In that case the Pines of Greenwood HOA would assume the bills due after that and the Village Pines would not be involved.
 - d. The Pines Master Association, Inc. -- At the end of 2026, I would like to close out the Pines Master Assn. The only thing we would need to work out is we would have to allow the Village Pines HOA to use the playground and we need to have a legal document concerning what we collectively (the Pines of Greenwood HOA and the Village Pines HOA) decide to do. We would then have to raise our dues in the Pines of Greenwood HOA probably \$20 to \$250.
10. Discussion with other members present about any subject.
11. Election of two individuals to the Board of Directors – terms from January 1, 2026 thru December 31, 2028.

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11. **(Continued)** -- Steve Milbourn and David Woloszyk's positions are up for re-election.

In order to vote, you must be the homeowner, and your dues must be current.

Terms are for three (3) years. The board of directors are in session and speak to each other by text, e-mail and even phone calls as needed.

The five (5) members of the Board of Directors receive no pay for their service.

We have an accountant, and he is on the westside near the Indianapolis Airport. He provides us with a monthly statement of what he deposits and what he spends.

12. Unless we have a "standing bill," i.e., insurance, grass mowing, etc. all bills need to be reviewed to make sure we actually owe what we are billed. A couple of years ago we had a grass cutter who we asked for a bid price to trim our trees and remove the "saplings" (new limbs starting to grow). He never gave us a bid and went ahead and did the job. The cost was \$4,700, which was ridiculous. I should have checked back with him, but he did not let us know that he was moving forward.
13. Remember – if you have a question about the Pines of Greenwood HOA, please call, e-mail, or send through U.S. mail.

Steve Milbourn, President

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U.S. Mail -- Pines of Greenwood HOA

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