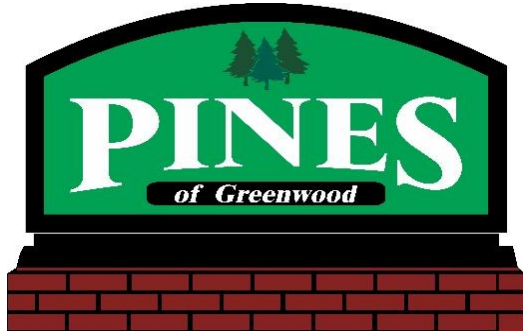




The Pines of Greenwood Homeowners Association

P O. Box 472

Greenwood, Indiana 46142-0472

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September 3, 2025

Newsletter for the Pines of Greenwood HOA

On Thursday evening Oct. 23, 2025 (see below)

Annual Pines of Greenwood HOA meeting set for October 23 at Greenwood Christian Church – 6 p.m.

The annual Pines of Greenwood HOA meeting is scheduled for Thursday, October 23 at Greenwood Christian Church (across the street from the entrance to our subdivision) in Room 405 at 6 p.m. Please plan to attend.

The 2026 Budget will be presented for the membership to review. A copy is attached.

There will be two positions available on the Board of Directors.

Steve Milbourn and **David Woloszyk's** 3-year terms end on December 31, 2025. Steve is stepping down due to recent health issues over the past year. Steve will however, be available to answer any questions, etc., after January 1, 2026. David plans to continue on the board if he is re-elected.

The other three Board Members are listed below –

Sharon Lidrbauch's 3-year term continues until Dec. 31, 2026

Melissa Burton's 3-year term continues until Dec. 31, 2027

Ashley Koers' 3-year term continues until Dec. 31, 2027

If you are interested in a position, please plan on attending this meeting. Our HOA has one meeting a year for all owners of the homes in our subdivision. Throughout the year e-mails are sent to all 5 (five) board members and our accountant as needed to make sure everyone is "on the same page" with what we need to accomplish. Also, if you are interested in helping but do not wish any specific responsibilities, let us know.

I ask this every time we send out a newsletter – Postage has gone up to 78 cents x 175 addresses (homes) = \$136.50 for postage plus the cost of printing, folding, stuffing the newsletter, and placing your label on the envelope. That amount can be more expensive with the mailing. This is why your e-mail is needed. We do not sell or give away your e-mail. It will be used for HOA business purposes only.

Reminders --

Questions -- If you have a question concerning the Pines of Greenwood Homeowner's Association (HOA) please contact one of the members of the Board of Directors. Their phone numbers are on our website. Remember, we are not the police, and we do not have any official capacity concerning issues that should be discussed with the City of Greenwood. If you have a question, send it to us and we can direct you where to go.

The Pines of Greenwood HOA Board **are all volunteers and receive no pay**. Our board members consist of myself, Steve Milbourn, President; Sharon Lidrbauch, Vice-President; Melissa Burton, Secretary; and David Woloszyk, and Ashley Marvin-Kohr Board Members. We all live in the subdivision.

If there are issues in our subdivision that you see, we may not know about them, so we rely on **our homeowners** to report to us any issue(s) that affects individual homeowners, the HOA, or even common area property. Unfortunately four of the five Board member work and do not have the time to walk around the neighborhood looking for infractions or issues.

Trash Cans -- Please make sure your trash cans are removed from the curb within 12 hours of pick-up and stored either in your garage or inside your fence. Trash should not be placed outside more than 24 hours prior to pick-up. **Please do not leave your trash cans in front of your garage.** We have had a couple of homeowners walk around the subdivision and look at the trash cans left on driveways, or beside their homes.

They found 10 to 12 homeowners whose trash cans were left out on a regular basis. Do we want to live in a subdivision that has trash cans in front of our homes or on the side of our homes? Several HOA's in our immediate area have either voted for or are considering a fine for each date when trash cans are not put in your garage or behind your house.



Annual Dues -- We thank all the homeowners who have paid their annual HOA dues. Earlier this year (2025) we sent a letter with the 2025 HOA dues and included the 2025 budget for the HOA. With this letter, our Proposed 2026 HOA Budget is included.

Our dues, as previously stated, have remained the same amount, \$230 annually, for the past 12 years and will remain the same for the year 2026.

The dues are used to pay for debts we incur for the HOA – insurance, bookkeeping, grass cutting, mulch, tree trimming, weekly trash removal, treating the two (2) ponds, the addition of trees and even the cutting down dead or diseased trees. Trees, bushes, plants on your property must be purchased by you and discarded by you when they die.

We do have a few homeowners behind on their dues. If you are having a problem paying your dues because of unemployment, health issues, or other problems, please call or e-mail Chris Collins Accounting at 9646 E. County Rd. 300 N., Indianapolis, IN 46234 or by phone at 317-852-2136. I am sure something can be arranged to help you out.

Rental Restriction in The Pines of Greenwood – Please do not forget that our HOA has a rental restriction. This rental restriction was properly passed by more than seventy-five percent (75%) of the owners in the subdivision and was recorded on June 2, 2008. Therefore, if you, anyone else, or your company purchases a home in the Pines of Greenwood, **you cannot rent or lease your property for a period of two (2) years from the recorded date that you personally purchased the property.** Until then, the home must be owner-occupied.

Pines Master Association HOA -- Yes, the Pines Master Association continues to exist and although the pool and pool house were demolished a couple of years back, there are still expenses incurred which include the following: lawn mowing, landscaping, mulch, insurance, bookkeeping, trash removal, and tree replacement.

A Pines Master HOA invoice for the 2026 annual dues will be sent to both the Pines of Greenwood and the Village Pines homeowner's around January 15, 2026. The invoice is due by March 1, 2026, otherwise, after April 1, 2026, you will be charged a \$25 late fee. **(Please refer to the 2026 Annual Budget for the Pines Master Assn.) This will offset costs as shown.**

Since the Master Pines Assn., ran out of money before we did the billing a year ago, the Pines of Greenwood HOA has paid many costs incurred by the Pines Master HOA in 2024.

Fences, Sheds, Hot Tubs and Pools – Last year it was discovered through one of our homeowners that we, as homeowners, were previously required to follow Section 1, sub-paragraph 1.3.2.5 in Ordinance 99-12 passed on March 15, 1999. The paragraph below is the area that is specific to our homeowners.

City of Greenwood – Greenwood Common Council – Ordinance No. 99-12 – Section 1 -- 1.3.2.5. – Detached single family dwellings on individually platted lots, including customary accessory uses and structures, not inconsistent therewith and as otherwise permitted and regulated by the City of Greenwood Zoning Code, are permitted.

Fencing, walls, and other similar structures may be used as connecting elements between single family dwellings on adjacent lots. Detached garages, carports, utility storage sheds, and above-ground swimming pools are prohibited. In-ground swimming pools are permitted in rear yards only and shall not encroach upon easements.



City of Greenwood – Greenwood Common Council – Ordinance PC 2024-063 – Section 1 -- 1.3.2.5. – was passed on November 25, 2024 – **“Utility storage sheds, hot tubs or spas, and above-ground swimming pools are now allowed. A hot tub or spa and an above-ground swimming pool or in-ground swimming pool could require a fence around the backyard to encompass the hot tubs, spas, and in-ground or above-ground swimming pools.**

Steps to Obtain a Permit for any items above -

01. You must apply for a permit if you wish to build any of the above items.
02. Complete an Architectural Control Form (ACC). This form is on the HOA's website. Complete the form and mail it to: The Pines of Greenwood HOA, P.O. Box 472, Greenwood, IN 46142.
03. Once we receive the form with documents provided, we will sign off on the form and return a copy to you. Once you have received your copy, You will take the signed copy of the ACC form to the Greenwood Planning Department.
04. The Greenwood Planning Department will issue you a permit. The City will collect a permit fee.
05. **If you do not obtain a Permit, yet go through this process, the City of Greenwood can shut your project down and fine you. The Building Commissioner or his representative may stop at your home to review your project.**

A copy of the Ordinance, the ACC Form, and this form are on our website.

All homeowners should plan to have some type of weed control - Courtesy of Upgraded Home

Nothing is more annoying than when weeds from your neighbor's yard spill over into your yard. This is especially true if you take pride in your yard and don't have a problem with weeds yourself. It's also an eyesore to look at a yard full of weeds. Understandably, you may struggle with what to do when your neighbor's yard is full of weeds.



When your neighbor's yard is full of weeds, simply talk to them and explain why it is bothersome. This is essential if the weeds spill over into your yard. Remove the weeds that spill into your yard and install a weed barrier or mulch to smother weeds that pop up until your neighbor gets the problem under control.

Contact your HOA if you are part of one and report your neighbor's yard if the problem continues. Otherwise, you will need to set an example and continuing caring your yard in the meantime. Follow along as we explore what to do when your neighbor's yard is full of weeds.

Can Weeds Spread From The Neighbor's Yard? -- Weeds can spread from your neighbor's yard to your yard if left untreated. This is especially true if there is no barrier between your yards. In some cases, weeds can spread from your neighbor's yard via the wind, even if there is a solid fence between yards.

Weeds can also cling to animal fur and spread from one yard to another. It's also easy for weeds to spread when someone mows the lawn and inadvertently scatters the seeds. Even birds can cause weeds to spread between yards, so it's often out of your control.

Can I Pull My Neighbor's Weeds? -- You can only pull your neighbor's weeds if they spill over into your yard. For example, you can pull your neighbor's weeds if they hang over your fence. There is some grey area when it comes to walking into your neighbor's yard and pulling the weeds.

It is considered trespassing to go into your neighbor's yard uninvited. Because of that, your neighbor may take issue with you and even file a police report in extreme cases. Avoid pulling your neighbor's weeds unless they grow and hang into your yard or you may risk legal trouble and strain your relationship with your neighbor.

What Should I Do About My Neighbor's Weeds? -- While you can't make your neighbor pull their weeds, there are several easy things you can do to fix the problem. Let's look at what you can do about your neighbor's weeds when the problem gets out of hand.

Talk To Them -- Talk to your neighbor if their yard is full of weeds. Of course, this is much easier if you already have a relationship with them. However, it's necessary if the situation is out of control and spilling into your yard even if it will make things awkward.

Simply write them a note if you are uncomfortable speaking to them in person about the problem. Otherwise, it's worth the time to knock on their door and have a quick conversation. Make sure to be as polite as possible and articulate why the problem affects you.

Explain To Them -- that it adds to your workload when you have to pull weeds that travel from their yard to yours. You can also explain how it looks bad if their yard is out of control, but try to word it in a way that won't hurt their feelings. As long as you speak politely and explain your point, you should be able to make progress and encourage your neighbor to take care of the problem.

Practical tips for parking near mailboxes

To ensure compliance with regulations and promote good parking etiquette, consider these practical tips when parking near mailboxes:

Maintain Adequate Distance: As a general rule, aim to park at least 10-15 feet away from a mailbox. This buffer zone provides ample space for postal carriers to access the mailbox without obstruction.

Observe Signage: Pay close attention to any posted signs or markings indicating parking restrictions near mailboxes. These signs may specify no-parking zones or minimum distance requirements.

Consider Mailbox Type: The type of mailbox can influence parking considerations. Curbside mailboxes, which are typically located along the street, require more clearance than wall-mounted mailboxes.

Avoid Blocking Access: Even if there are no specific distance restrictions, avoid parking in a way that obstructs the path to the mailbox. Ensure that the postal carrier can easily approach the mailbox without having to navigate around your vehicle.

Be Mindful of Delivery Times: Be particularly cautious about parking near mailboxes during peak delivery hours, which typically occur in the late morning and early afternoon.

Consider the Carrier's Perspective: Imagine yourself as the postal carrier trying to deliver mail. Would your parking position make their job difficult or unsafe?



Potential consequences of blocking mailboxes

Parking too close to a mailbox can have several negative consequences, ranging from minor inconveniences to legal repercussions.

Delayed Mail Delivery: The most immediate consequence is delayed mail delivery for the residents or businesses served by the obstructed mailbox. This can be particularly problematic for time-sensitive documents or packages.

Inconvenience to Postal Workers: Blocking mailboxes creates unnecessary challenges and frustrations for postal workers, who are already under pressure to deliver mail efficiently.

Fines and Penalties: As mentioned earlier, violating parking regulations related to mailbox accessibility can result in fines or other penalties imposed by local authorities.

Towing: In some cases, vehicles that are parked in blatant violation of mailbox parking regulations may be towed at the owner's expense.

Community Relations: Repeatedly blocking mailboxes can strain relationships with neighbors and create tension within the community.

Our Accountant – Chris Collins is both the Pines of Greenwood HOA and the Pines Master Association, Inc.'s accountant. All money flows through his company. He pays the bills, taxes and completes the necessary IRS, State, and County forms annually for us.



When homes are sold or purchased, he works with the title company to provide paperwork from our HOA.

If you wish to reach him, please e-mail him at chris.collins9646@outlook.com if your issue has to do with your annual dues or an invoice.

You can also reach him at Chris Collins Accounting at 9646 E. County Rd. 300 N., Indianapolis, IN 46234 or by phone at 317-852-2136.

Allow a few days for him to get back to you. He has several other HOA's that he services.

Pines of Greenwood Proposed Budget for Fiscal Year 2026		
Account	Account Descriptions	2026 Budget
	Income	
1000	Homeowner Assessments (\$230 x 175 homes)	\$40,250.00
	Bank Account Interest	\$0.00
	Homeowner Assessments Late Fees	\$0.00
	Recovered Assessments by Attorney (past years)	\$0.00
	Total Income	\$40,250.00
	Operating Expenses	
111	Accounting and Audit Fees	\$2,950.00
112	Copies / Printing / Postage / Office Supplies	\$1,200.00
113	Management Fees	\$0.00
114	Legal / Professional Fees	\$1,000.00
115	Merchant Fees	\$200.00
116	Reserve Transfer (\$200. per month)	\$2,400.00
117	Misc. Administrative Expenses	\$100.00
118	Non-Collectible Dues (Write Offs)	\$900.00
119	Legal Costs of Non-Collectible Dues	\$0.00
	Total Operating Expenses	\$8,750.00
	Insurance & Taxes	
330	Storm Water Fees / Taxes	\$500.00
331	Real Estate Taxes	0.00
332	Insurance Premiums	\$2,300.00
	Total Insurance & Taxes	\$2,800.00
	Mowing, Landscaping, Trash Removal of Common Areas	
444	Landscape Maintenance / Tree Replacement	\$2,000.00
445	Lawn Mowing (5+ acres)	\$22,500.00
446	Trash Removal (Weekly) paid \$100 per month	\$1,200.00
448	Pond Maintenance (3.5 acres surface area)	\$3,000.00
	Total Landscaping of Common Areas	\$28,700.00
	Total Expenses	\$40,250.00
	Total Anticipated Income	\$40,250.00