

Berkley Grove's POA

—THE GROVE NEWSLETTER—

MARCH 2023

Special Points of Interest:

- *Berkley Grove Board of Directors and Committee Chairs*
- *Covenant Amendment Campaign*
- *Block Captain Program*
- *City Code Violation Enforcement*

MEET YOUR BERKLEY GROVE BOARD

BERKLEY GROVE BOARD OF DIRECTORS:

President: Harrison Custer—president@berkleygrove.com

Treasurer: Steve Frank—treasurer@berkleygrove.com

Secretary: Pam Wise—secretary@berkleygrove.com

Committee Chairs:

Architectural Review Committee—BOD members

Community Events—Barb Magsamen

Electronic Communications—Steve Frank

Maintenance/Waterfall/Pond—Steve Verplank

New Resident Welcome—Pam Wise

Newsletter Editor—Pam Wise

Park/Entryway—Dave Jacocks

Berkley Grove 2023 Covenant Amendment Campaign

Fishers mayor Scott Fadness has recommended all HOA's in Fishers adopt rental restrictions as the Fishers housing market has been targeted by nationwide rental companies. The Berkley Grove HOA has also heard concerns from multiple homeowners in the neighborhood regarding rental properties.

Berkley Grove currently does not have any restrictions on rental properties. Restricting the number of rental properties in our neighborhood requires an amendment of our covenants. The Board consulted with our attorneys and with residents at a town hall meeting in October 2022. The Board recommends adopting the covenant amendment regarding rental properties. A copy of this proposal and voting ballot was distributed to all residents with the Annual Dues Letter.

Some key points regarding the amendments:

- Rental properties would be limited to 5% of the houses in the neighborhood (12 houses).
- New owners can not rent a property until after a three-year waiting period.
- Short term (AirBNB) rentals would not be allowed; leases would be a minimum of 1 year in length.
- Homeowners can apply to the Board for a hardship exception, subject to Board approval.

Please read the amendment in its entirety before casting your vote. If you have any questions, please do not hesitate to contact us at info@berkleygrove.com.

POA DUES—March 15, 2023

Homeowners association dues deadline is March 15, 2023. Dues may be paid by check mailed to: Berkley Grove POA, P.O. Box 23 Fishers, IN 46038

Or pay via credit card:
<https://berkleygrove.com/pay-annual-dues/>

Payments not received by March 15th are assessed a late fee of \$30.00

SAVE THE DATE:

BG Annual Egg Hunt:

Saturday, April 8, 2023

3:00 p.m. in the park

Annual Spring Garage Sale:

Friday, April 28th & Saturday, April 29th

8:00 a.m.— 3:30 p.m. each day

NPT Update

The Board received a proposal from the City of Fishers requesting that Berkley Grove donate a portion of the property owned by Berkley Grove to the City to enable them to construct a walking trail to connect with the existing NPT. 'This Right-of-Way contains 0.381 acres of Recreational Trail Easement and 0.74 acres of Temporary Right-of-Way. The Right-of-Way is necessary for the installation of the variable width, Multi-Use Trail, and the accompanying structures. The Temporary Right-of-Way is necessary to grade the existing ground to match the elevation of the new Multi-Use Trail.' See map below showing the exact location of the proposed acquisition and trail connection.

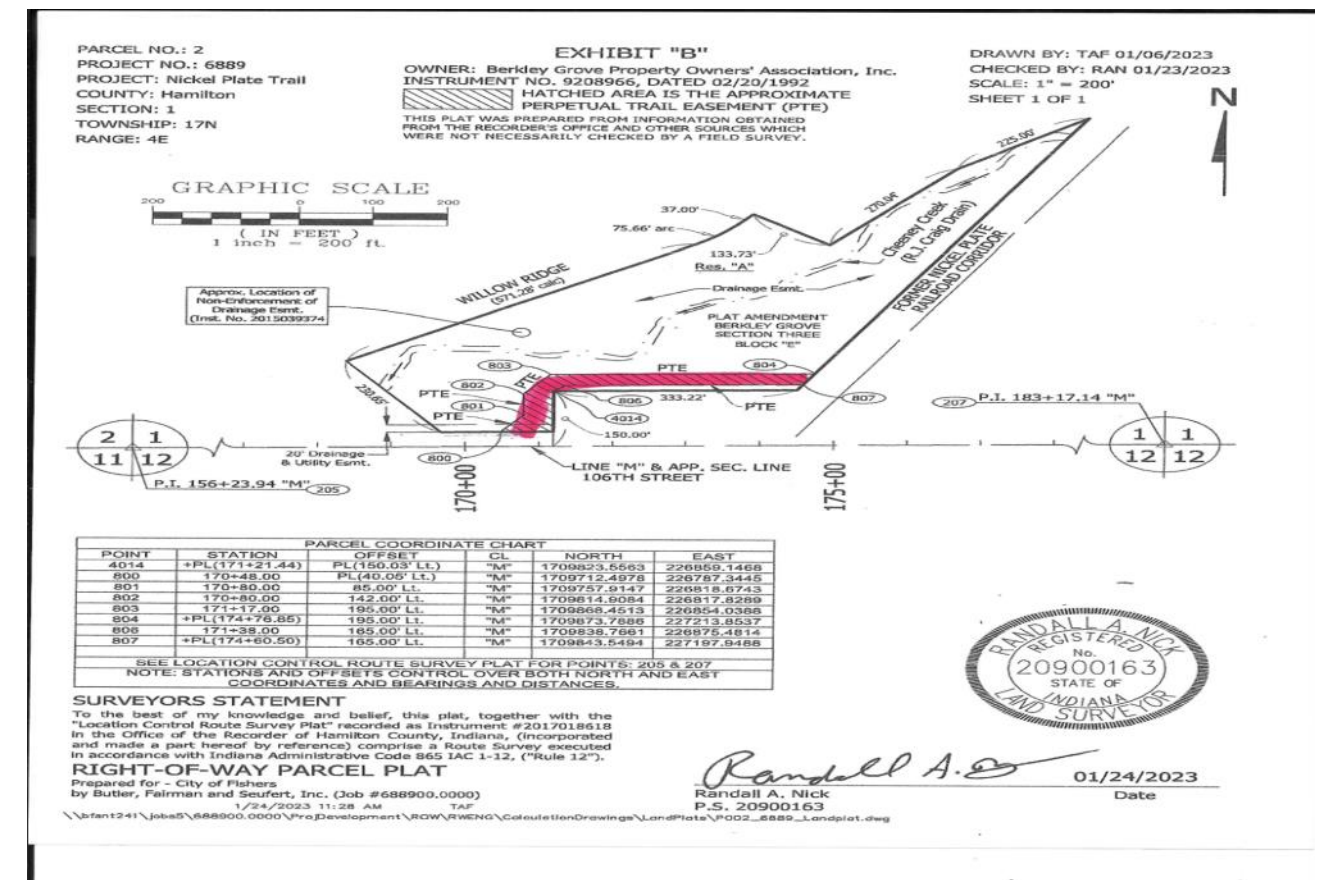
A Town Hall was held on February 20, 2023 to gather resident concerns and comments. Most of the residents attending were in favor of the connection to enhance resident safety so they would not have to cross over 106th to use the trail. Several residents mentioned their biggest concern related to safety and security. A couple of residents brought up concerns of homeless people living in the wooded area and kids randomly playing in the creek throwing rocks into their property. It was highly recommended that if any resident runs into this type of behavior, they should file a complaint with the mayor's office.

After much discussion, it was very apparent the major concerns centered around the overall safety and security of our park and neighborhood. A discussion ensued regarding installation of privacy fencing and shrubbery. As many were not in favor of chain link fence with privacy strips, it was suggested a Vinyl fence would be the best long-term solution. This would allow for privacy leading off 106th to shield view into the Park; followed by a heavy farm wire fence with posted NO TRESPASSING signs as you go into the wooded area adjacent to the creek to deter users from veering off the path into the remainder of Berkley Grove property along the creek.

Next Steps:

Harrison will get estimates for fencing and contact our Legal group to have the proper wording voicing our safety and security concerns, along with privacy fencing estimates to be incorporated into the document provided to us by the City as our counter proposal.

Further information will be provided to residents as soon as available via the Berkley Grove website at www.berkleygrove.com.



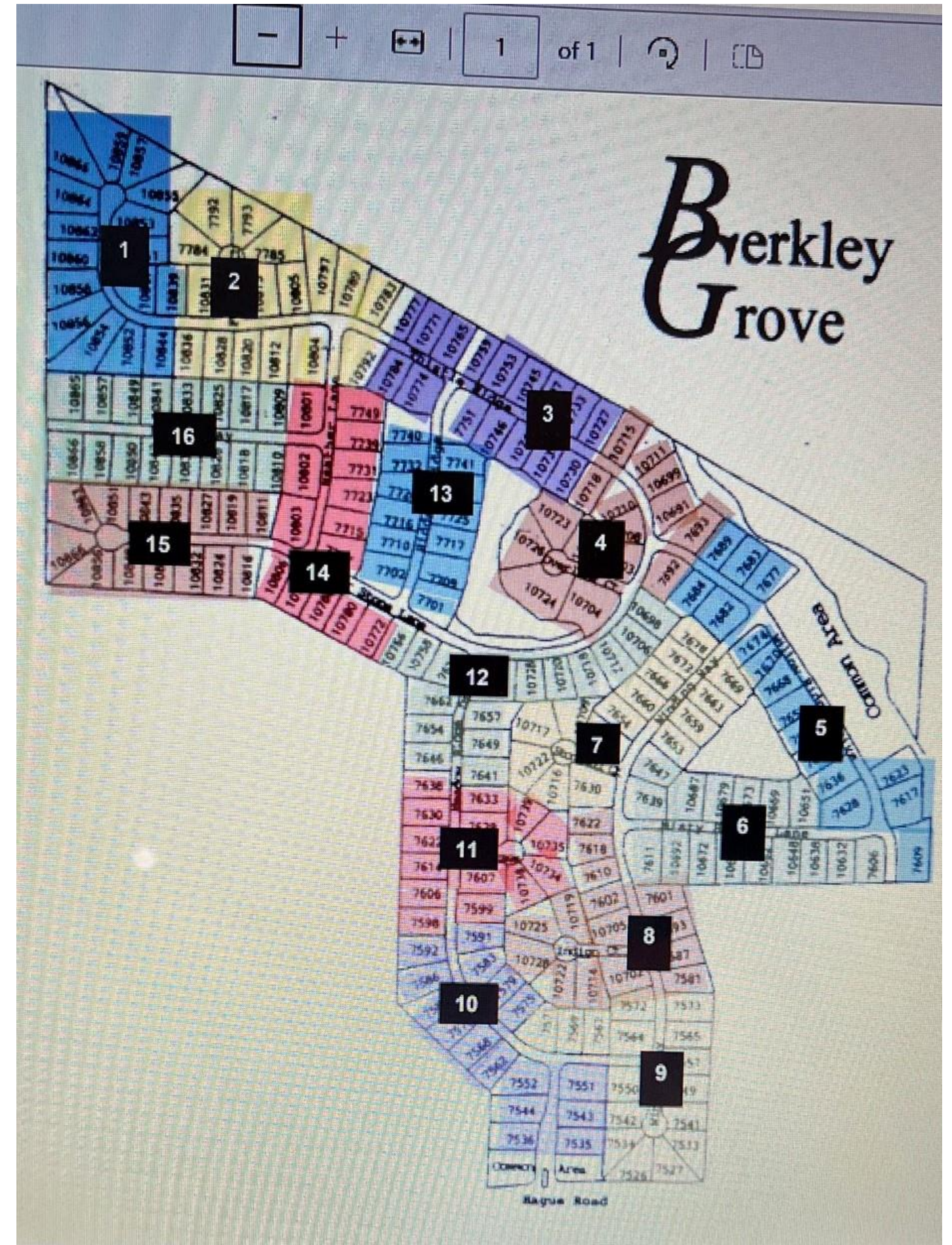
Block Captain Program

We are bringing back Berkley Grove Block Captains! We hope this will improve engagement in our community and would love your help!

Block Captain Responsibilities

- Encourage block neighbor engagement and participation in HOA events, meetings, and elections
- Amplify HOA news and announcements to ensure all neighbors are informed and aware
- Serve as a representative for block neighbors (receive input from block neighbors on HOA matters and relay to the board on their behalf)
- Welcome new block neighbors
- Connect with other block captains to coordinate efforts
- Notify the board if you can no longer serve, so that we can transition your duties to someone else in your block

The Berkley Grove map is divided into 16 blocks – each with 12-16 homes. Each numbered block, 1 through 16, is colored to delineate the blocks (see attached map). If interested in serving as the block captain for your block, please email: secretary@berkleygrove.com **by Saturday, April 1st**, and include your name, address, and which block number you are in and want to represent.



**Berkley Grove Recycling
Remaining Pick-Up Schedule for 2023:**

March 6
March 20
April 3
April 17
May 1
May 15
May 30 (Tuesday)
June 12
June 26
July 10
July 24
August 7
August 21
September 5 (Tuesday)
September 18
October 2
October 16
October 30
November 13
November 27
December 11
December 26 (Tuesday)

Holiday Schedule: There is NO trash or recycling pick-up on Memorial Day, Labor Day, July 4th, Thanksgiving Day, Christmas Day and New Year's Day.

Architectural Review Forms ...

Submit an Architectural Review Form as you begin planning **any** project that affects the outside of your home or yard (excluding routine landscaping, non-permanent playground equipment, or if you are repainting your home or trim the exact same color). Per the Berkley Grove Covenants, Section 3(C), and Section 6 (A)(i), this form needs to be reviewed and approved by the Architectural Review Committee **before** your project begins.

The form and guidelines can be found at www.berkleygrove.com/forms

**Berkley Grove Covenants
Common Violations**

If you are in violation, you will receive notice

- ◆ Planning an outdoor project; submit an Architectural Review Form BEFORE project begins
- ◆ Maintain continuous dust-to-dawn lighting controlled by a photocell on the side of your garage or yard light
- ◆ Trash Bins should not be visible from the street except on trash pick-up day
- ◆ Cut down and remove all dead trees/shrubbery
- ◆ Keep the exterior of your residence in such a state of repair or maintenance as to avoid it from becoming unsightly including repair to rotting wood and flaking paint
- ◆ No trucks one (1) ton or larger in size, campers, trailers, boats, or similar vehicles shall be parked on the street

Be courteous of your neighbors and keep the sidewalk in front of your home free from snow and ice in the winter, tree limbs and lawn clippings in the warmer months.

The following information is for all Berkley Grove residents to be aware of these ordinances and Berkley Grove endorses the enforcement of such ordinances.

**Zoning Code Enforcement
Ordinance Enforcement**

This unit of the City of Fishers enforces the ordinances by acting on received complaints, researching the issues, and communicating with the involved parties thereby bringing closure to concerns or violations addressed. Zoning Code Enforcement personnel either self-observe or receive complaints from the public.

Upon observing a violation, the officer documents by visual observation, written report and photographic evidence. The property owner is notified of the violation with either a knock on the door or a friendly letter advising the property owner of the violation and educating them on the ordinance in which a violation has been identified. The property owner is advised:

- The nature of the violation
- How to correct the violation
- Time frame to correct the violation
- The enforcement avenue which will be taken if the violation is not corrected

Anyone concerned about a possible infraction may complete the [Report a Property Code Violation form](#).

The citizens and business owners of Fishers make investments in their properties and neighborhoods. When the integrity of a particular area is jeopardized due to violations, those investments are also at risk.

Common Issues

Examples of issues that Code Enforcement deals with most often are :

- Signage
- Trash and debris
- Home occupations
- Non-permitted uses
- Setbacks
- Parking standards
- Temporary uses
- Trailer, boat, camper, and RV parking and storage

(Information above from the City of Fishers Website: [Zoning Code Enforcement | Fishers, IN - Official Website](#))