

**GEIST HARBOURS
PROPERTY OWNERS ASSOCIATION, INC.**

Dear GHPOA Resident:

Enclosed you will find your invoice for the 2009 annual Geist Harbours Property Owners Association (GHPOA) dues. The amount of your dues is \$425, and must be paid by March 1, 2009. During these challenging times, we are proud that the GHPOA Board has been able to keep dues flat since 2006. We are one of the largest homeowners associations in Indiana and that gives us economies of scale that allows us to enjoy extra services such as security and snow removal at a very competitive cost. The enclosed 2009 budget confirms this.

Below are highlights of our year:

- ◆ In 2008, we completed the new stop signs, street signs and entry sign project for all 12 neighborhoods. Entry landscaping continues to be improved with the addition of another flower planting, and more common areas are now being mowed.
- ◆ Repairs to the Masthead, Feather Cove 1, Admirals Sound and Admirals Pointe sidewalks are scheduled this fall or next spring—weather permitting.
- ◆ Neighborhood Patrol's security contract was extended in an effort to contain energy costs. According to knowledgeable law enforcement officials, we have the best 24/7 security service in the state of Indiana.
- ◆ Community Association Services of Indiana (CASI), Jane Scully and Wendy Blake (317-875-5600 or wblake@cas-indiana.com), routinely inspect the neighborhoods. These inspections, conducted along with your neighborhood director, are done to preserve property values and enhance the beauty of our neighborhoods. We have heard numerous complaints about obsolete, unsightly play equipment, fencing and other “yard junk.” Such eyesores create a lot of needless tensions among neighbors, so please just clean it up. To start the process, we are asking neighbors to voluntarily inspect their own yards, and if you need help finding a responsible vendor to make repairs or remove play equipment or fencing, please contact Jane or Wendy at CASI.
- ◆ Apart from the “yard junk” issue, unsightly mailboxes are also the source of numerous complaints. Please paint, straighten or repair your old mailbox or purchase the new GHPOA-approved standard box with the sailboat logo. Contact Pace Setter at 317-542-5252 to order a new mailbox, which they will install.
- ◆ We have developed a GHPOA Board tracking report (copy attached) which monitors the condition and physical appearance of each neighborhood. In an objective, quantitative manner we can now monitor each neighborhood's condition.
- ◆ An updated Geist Neighborhood Directory has recently been delivered to your home. For new neighbors moving in, ask them to contact Neighborhood Patrol (North Car 317-445-8734, South Car 317-432-3835). The officers carry extra copies of the Directory in their patrol cars and would be pleased to introduce themselves and provide a Directory to a family moving into the neighborhood.

- ◆ For current information about GHPOA, please visit www.GHPOA.com; there you will find news about the neighborhoods and recent GHPOA activities, including board minutes and policies. Other GHPOA documents, including the Architectural Development Control Improvement request form, are available under the downloads section on the website.
- ◆ We thank the many neighbors who are working hard to try to find a reasonable financial approach to save the Geist Clubhouse property. This issue is still under study by your GHPOA Board, and look in the mail for future GHPOA communications on the matter.

For 2009, a major GHPOA project will be to work with Hamilton County on the design and landscaping of the 96th Street and Fall Creek Round-About. Construction is scheduled to commence in June 2009. This is a major “gateway” into our neighborhoods; therefore, the Board will be working closely with Hamilton County on the landscaping and relocation of the sign. The GHPOA Board has also convened a director committee to study ways to strengthen and clarify the covenants. The goal of this project is to help the neighborhoods preserve their beautiful appearance and maintain property values.

The GHPOA Board of Directors will hold its annual meeting on Tuesday, January 13, at Amy Beverland Elementary School at 7:00 pm. Please mark your calendar and give us your input on your community. The directorships are for two-year terms, and one director is up for election (Admirals Sound). Nomination forms and ballots for this election will be mailed to Admirals Sound.

There are twelve Board members representing the twelve neighborhoods. These people spend many hours a year volunteering to make our community better. Please acquaint yourself with your representative.

Sandy Bryant Willis – Admirals Bay
David Hennessy – Admirals Pointe
Jonathan West – Admirals Sound (Board President)
Ed Paulus – Admirals Woods
Mike Harris – Beam Reach
Tom Britt – Crossing South
William Longardner – Diamond Pointe
Vickyee Thompson – Feather Cove III
Jay Martin – Feather Cove I

Terry Fulk – Feather Cove II (Board Vice President)
Russ Desserich – Masthead I (Board Secretary)
Elise Montoya – Masthead II
Dr. John Moore (Chairman of the Grounds Committee)
Barry Howard (Chairman of the Development Control Committee)
Ken Yale (Board Treasurer)

Please remember to pay your dues timely. Visit www.GPHOA.com for current information about the neighborhoods!

Sincerely,

Your GHPOA Board of Directors

Enclosures: Dues Invoice, 2009 Budget, November Monitoring Report, Delinquency Policy