

NEIGHBORHOOD ISSUES

Most of our Covenant Regulations and Restrictions are actually City of Noblesville Ordinances. The city works with land developers to create these Covenants, which are to be enforced by Home Owners Associations, to help regulate and assist the city with ordinances at a savings to taxpayers. According to the Roudebush Woods Articles of Incorporation, filed by the Secretary of State, the purpose and business of the *RW* HOA is to, “carry out the purpose and intent of the provisions of a certain Declaration of Restrictions”.

We hope that each homeowner will be cooperative in seeing that they are not in violation of Noblesville City Ordinances or the *RW* Covenant Restrictions. We all, at one time or another, may unknowingly violate an ordinance and Hank, from CASI, (our management company), will send a reminder if he notices the violation.

We want to pass along this information to you so that you will be aware of the expectations of the City of Noblesville and the Roudebush Woods Covenant Restrictions each homeowner is required to obey.

Junk Cars City Code 93.35.A.2(c)

“It shall be unlawful for any person to store or to allow to remain in the open upon public or private property within the city, any disassembled or non-operative and unlicensed, or junked, wrecked, or abandoned motor vehicle for a period of five days or more on public property, or a period of 15 days or more on private property unless it is in connection with automotive sales or repair business.”

Rubbish and Junk on Premises City Code 93.31.11

“Any accumulation of junk, rubbish, scrap metal, automotive parts, building materials, machinery, dead trees, or parts thereof, upon any premises in a residential area (*is a public health nuisance*).”

Dusk-to-Dawn Lights ORD. 12-4-97, ORD. 55-12-02

“If the covenants of the subdivision provide for the installation and maintenance of a free-standing dusk-to-dawn light on each lot, such light standards shall be installed within 25 feet of the edge of the street, shall be uniform in design, and shall be maintained with a bulb of at least 75 watts.” (There have been several vehicle break-ins, for neighborhood security we need all lights burning. Please check yours!)

Noisy Dogs ORD. NO. 78-12-04

“No person shall allow the continuous barking, yelping, whining or howling of a dog. The humane officer may take steps immediately to correct the situation and cause the noise to be abated, either through issuance of a citation, or impounding the animal if no owner or agent can be found at the time of disturbance.”

Removal of Excrement ORD. NO. 78-12-04

“Persons responsible for an animal shall immediately remove the animal's excrement from public lands or from the property of another.” (This has been a real problem lately. People are not picking up after their dogs and poop is regularly left on the sidewalk. Please be courteous and pick up after your dog, and try to prevent dogs from using the bathroom on other people's flowers or lawn. The urine burns the grass and plants.)

Speed Limit : The *RW* speed limit is **25 m.p.h.**, with the warmer temperatures children will be out playing, please slow down and drive cautiously, especially around the common areas of the neighborhood and the areas where there are parked cars that limit visibility.

Street Parking: The streets belong to the city and parking is permitted, however cars cannot be parked directly opposite another person's driveway, inoperable cars are not allowed on the streets, and there has to be enough room for large emergency vehicles to get through. Please park in the driveway if possible; there are so many cars parked on the streets that it really detracts from the appearance of the neighborhood and it is a safety issue for our *RW* children.

Garbage: Noblesville code requires that trashcans have secure lids and that bags be tied. Please observe this to help prevent the neighborhood littering that happens on trash day. It is very windy and having trash scattered about really detracts from the neighborhood.

ROUDEBUSH FARMS

Roudebush Farms: Many of the concerns of the neighborhood as well as the ordinances apply to both communities. Please be aware of what is happening in our community, the parks have become a particular concern with younger children being bullied at the parks and the playground equipment being “tagged” in various ways. Frequent inappropriate activity by teenagers has been observed at the park both during open hours (sunrise to sunset) and after dark. The park is not to be used as an after dark hang out.

Roudebush Farms HOA: Last fall Board members were elected for the transfer of the HOA to the community members. Transfer of responsibility has been postponed until a date to be determined. Please continue to direct inquiries and issues to Chris Werth at The Developers office 317-849-7607 Ext 103. Bob Anderson, Jim Fisher and Stan Kohut are the individuals elected to represent our development after the transfer and have maintained discussion with the representatives of Roudebush Woods and the development company. Bob may be contacted at 317-670-8564.

Roudebush Woods Website

www.roudebushwoods.org

Our website is now the primary means of communication with the residents of Roudebush Woods. We no longer publish a quarterly newsletter due to the cost involved. Please visit the website regularly to keep up with happenings in Roudebush Woods.

Some of the features of the website include:

- Contact information for the board members
- An extensive list of community resources
- Full reporting of the minutes of each board meeting
- Recent neighborhood issues and communications posted on the home page
- Free online listings for homeowners who have businesses
- Documents (Covenant Restrictions, Architectural Review forms, lot map, etc.)
- Weather conditions, updated hourly
- Helpful hints for maintaining your property

We have had several homes egged and many cars broken in to. It might be helpful to have anonymous incident reports on the website to warn others of this type of activity. Please let the board know if there is vandalism or theft committed against you.

We would like to have neighborhood related pictures on the website, if you have a picture of your child at the Easter Egg hunt and would like to submit it, please do so. We have some pictures that were taken at the hunt, due to internet concerns, we don't want to publish pictures of children without parental consent.