

Country Club Place News



- Remove mail from your box every day, as soon as possible.
- Switch to paperless billing to avoid banking information being stolen.
- Put a hold on your mail when you are out of town.
- Deposit outgoing mail in a slot at the post office or a USPS box rather than your mailbox at home.
- Report all mailbox crimes to the Post Master at usps.gov/report or 1-877-876-2455.



2023-2024 Board of Directors

President: Jennifer Jones: jggraham2@yahoo.com
 Vice President: Jacques Fuqua: jfuquajr@gmail.com
 Treasurer: Dick Lewis: 317-695-0605
 Secretary: Shavon Pritchett: shavonpr@yahoo.com
 Jennifer Doyle: jdoerrdoyle@yahoo.com
 Travis Hodges: travenger@sbcglobal.net
 Frank Bateman: fbatman@sbcglobal.net

PMI Meridian Management Mick Wise: 317-744-4217 ext. 2200
 PO Box 44127 Mick@pmimeridian.com
 Indianapolis, IN 46244

If you have any questions, concerns, or suggestions, please let us know. The Board of Director's e-mail is Board@ccphoa.org. Many questions can be answered on the FAQ section of our website. The website can be found at www.ccphoa.org. Registration/sign-in will be required to see private information.

What Happened in 2023?

- Block Party
- Removed dead trees to prevent damage to personal property
- Easter Egg Hunt
- Earth Day Celebration
- Puppy Plunge at the pool
- Halloween Decorating Contest
- Movie at the pool
- Fence Cleaning
- Pepsi machine at the pool



- Lock doors
- Do not keep valuables inside
- Park in a garage or well-lit area
- Do not leave keys in the car
- Roll windows up
- Do not leave car running



Please pick up after your dog so that we can all enjoy the neighborhood. Leashes on your dog are REQUIRED! We have begun assessing a \$25.00 re-inspection fee (per occurrence) for those that are caught not picking up after their dog or their dog is without a leash. This will be added to your account balance due with PMI Meridian Management. If you see somebody not following these rules, please take a picture and send it to board@ccphoa.org. If you know their name or address, please provide that also.



CONGRATULATIONS TO THE HALLOWEEN DECORATION CONTEST WINNERS

1st Place: 7952 Inishmore Drive

2nd Place: 2257 Lammermoor Lane

3rd Place: 2392 Lammermoor Lane, 8026 Midlothian Way, and 2334 Lammermoor Circle

(pictures can be found on the CCP Facebook Page)



LET IT SNOW....LET IT SNOW....LET IT SNOW

Snow is just around the corner. Please remember to move your vehicles from the street when the forecast calls for snow. This will allow the snow plow to clear the streets properly. The roads will be plowed when accumulation reaches 3 inches. If the snow has not been plowed within 12 hours, please notify Mick

Wise at PMI Meridian Management at mick@pmimeridian.com or 317-262-4989 x2200. The public sidewalk down Clubside Place, from the entrance to the corner of Kettering Way will also be cleared. The entrance will be salted any time plowing occurs. The walking trails will NOT be cleared of snow. They will be considered CLOSED.

Where Can You Find Information?



Country Club Place Homeowners' Group on Facebook. Request to join this private group.

A lot of information is shared via Facebook and is FREE to join. There is a link on the CCP Website.

The Country Club Place website is WWW.CCPHOA.ORG. Nearly every question you may have about the neighborhood, trash pickup, HOA fees, school information, architectural change requests, PMI Meridian Management contact information can be accessed from the website. When we host a special event, online registration is also on the website. If you do not have access, you will need to register for access directly from the website. The website has been active for one year and less than half of the residents have registered. Please register today.



We frequently post on Nextdoor. This app is available on desktop and has an app for iPhone and Android phones. Please join to stay current with activities and updates.



House Lights

Please remember to replace your burned-out light bulbs on your home's exterior! These lights increase our overall neighborhood security and are an effective deterrent against vehicle and home break-ins, vandalism, and other criminal activity.

Trash Cans



Please remember that trash containers must be kept out of public view once trash has been collected. Please keep trash cans either in the garage or half way down the side of the house. Any new fencing or landscaping used to hide trash cans must be approved by the ARB committee.

Street Lights

If you notice street lights are out, you can report them on the AES (formerly IPL) website -at www.aesindiana.com or call 317-261-8222.



Got an outdoor improvement project? - Please remember to submit an Architecture Change Request (ACR) form before starting outdoor projects, including changing the color of house/garage, any fencing, new roof shingles, any structure, or additions. If a homeowner completes a project without ARB approval and the changes do not comply with our covenants, the homeowner will have pay out of pocket to rectify the situation. ARB guidelines can be found on the website along with the ACR form. The new e-mail address for the ARB committee is arb@ccphoa.org.

Delinquent Payment Policy

Monthly fees are due at the beginning of the month. A \$10.00 late fee will be charged on the 11th of the month and a reminder letter will be sent. If a balance continues to remain on the account, subsequent letters for payment will be sent by PMI Meridian Management. If the account is sent to collections, a demand letter may be sent to the homeowner. The homeowner is and will be responsible for all fees and collection costs associated with the account and its delinquency. If there are extenuating circumstances, please contact PMI Meridian Management before you get in that position. Many times, arrangements can be made.



VIOLATION CARDS

If you receive a violation card in the mail, please correct the violation as noted on the card. If the violation(s) persist, a re-inspection fee will be assessed monthly until the violation(s) is corrected. **If you feel this is an error or want further explanation, please let us know by email, arb@ccphoa.org**

COMMON VIOLATIONS

1. Trash cans in view- Please keep trash cans either in the garage or half way down the side of the house.
2. Light bulbs out- Please replace burned out light bulbs.
3. Siding needs cleaned (algae)- Please keep siding clean.
4. Overgrown weeds/grass- Please cut grass in a timely manner to keep the neighborhood looking beautiful.

Bids

When work needs to be done in the neighborhood, we welcome bids by licensed, bonded, and insured contractors. They must have workman's comp insurance or be willing to sign a waiver. Bids should be submitted to PMI Meridian Management.

CUTTERZ
LAWN AND LANDSCAPE
317-506-5119



As a way of saying Thank You for welcoming us into your community we are offering 10% off to all Country Club Place homeowners for all of our services including but not limited to:

As a way of saying *Thank You* for welcoming us into your community we are offering 10% off to all Country Club Place homeowners for all our services including but not limited to: • Mowing • Fertilization and weed control • Landscape installation and maintenance • Tree services • Aeration and overseeding • Mulch • Spring and Fall Cleanups • Many more! Go to our website at www.cutterzlawn.com to request a quote!

2023 Neighborhood Activities

This year, the Board of Directors, hosted an Earth Day Celebration, Easter Egg Hunt, Block Party, Movie at the Pool, Puppy Plunge, Halloween Decorating Contest. and Stay tuned for more information as we get closer to these activities. All activities are announced on our website, Facebook, Nextdoor, and an E-mail blast.



If you have a fun idea that we can do as a community, please submit those ideas to Board@ccphoa.org

Dues Payment Options

Please remember that PMI Meridian Management offers the Automatic Bank Account Debit service to automatically withdraw monthly HOA fees directly from your bank account. This service will be provided at absolutely no cost if you set it up directly with PMI Meridian Management. To set this up, please contact Mick at mick@pmimeridian.com or 317-262-4989 x2200.

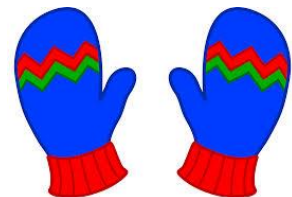


If you prefer an online option, PMI Meridian Management has an online payment system. Please visit <https://pmimer.cincwebaxis.com/> to create an account. Checking account and credit cards transactions will have a fee charged in addition to dues payment for this option.

PMI Meridian Management will occasionally send out information via E-mail. It can appear as “junk” or “spam”. Please allow anything from donotreply@cincsystems.net to be accepted into your mailbox.



If you are a HOMEOWNER and you RENT out your property, please make sure your tenants get a copy of this newsletter. Please make sure they have access to pool keys.



COMING SOON TO COUNTRY CLUB PLACE
(Outside of the pool house entrance)



We will be looking for book donations to fill the library.
Please make sure all books are appropriate.