

### PRESIDENT'S CORNER

Randy Scott, President HOA Board.

Welcome to 2016. Another fantastic Spring, Summer, and Fall await this wonderful community. Once again your HOA board has fulfilled its duties admirably. Our community is maintaining its continuity while ever adapting to accommodate the future.

### Some of the 2015 accomplishments include:

- ☑ Expanding the playground while becoming more ADA friendly.
- ☑ Adding additional fountains to all the ponds in the community.
- ☑ Refreshing the landscaping at the community entrances.
- ☑ Working with the city to repair our streets and sidewalks; and with the utility companies to keep lights and street signs replaced.
- ☑ Contracted with a new security group to continue to make our community a safe environment by patrolling our streets, investigating issues pertaining to firearms, drugs, alcohol abuse, theft, home invasions, domestic issues, parking issues, and watching over the playground.
- ☑ Also, making sure your dues didn't rise for 2016

*Letter continued to page 2...*

- Please read this newsletter as it offers information about your WCR Community.
- It is a resource of information about your neighborhood.

**WCR Community Homeowners Assoc. Meeting**  
**April 21<sup>ST</sup>, 2016 Thursday**  
**6 PM Thompson Crossing School**



**S P R I N G**  
**2 0 1 6**

### Volunteer Information

Please contact Madlyn Taylor at [taylor7756@sbcglobal.net](mailto:taylor7756@sbcglobal.net) heading "WCR volunteer" or text (preferred) or call (317) 439-7951 if interested in volunteering.

**Pool passes distribution:** For each hour you volunteer you receive one (1) free pool pass. The volunteers for this event must be 16 years old or over.

**Other opportunities to volunteer** for WCR community activities:

- Volunteers should be 13 year old minimum.
- For those who volunteer 2 hours receive the \$10 movie card, for 3 hours of volunteer time receive \$15 movie card, 4 hours \$20 card, etc.
- Teens you can earn volunteer hours for school, scouts, etc. Also willing to give a reference for work performed.
- Need volunteers for WCR Halloween party on Saturday October 29<sup>th</sup>, 2016 from 4 to 7 P.M.

**WELCOME HOME**

**TO**  
**WILDCAT RUN**  
**COMMUNITIES**  
**INDIANAPOLIS**

### NEWS LETTER INFORMATION

- President's Corner
- Annual Meeting Spring 2016
- 2016 Halloween Party Information
- Pool Information- Passes Distribution
- Volunteers Needed
- How to WCR Community Information
- Face Book Information
- Park News and Update
- Dive In Movie nights at the pool
- Omni Management contact information
- Mayor's Action Line / Liaison
- WCR covenants guidelines and architectural forms - purpose and where to acquire the guidelines and architectural forms.
- Dues information
- Mailboxes: Repairs and information.
- WCR Garage sale dates for 2016.

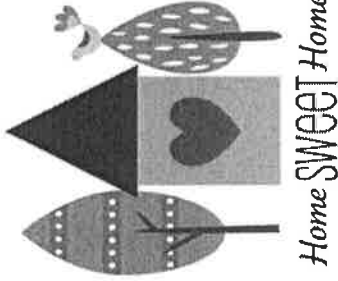
Continued from page 1  
**From the President's corner:**

Unfortunately, vandals continue to destroy the new playground equipment. Every effort is being taken to hold these individuals accountable for their actions.

I've had the privilege to serve Wildcat Run for 8 years on the WCR HOA Board, as your president. I'm very proud of the accomplishments this Board has achieved in those 8 years. Following the established guidelines of the WCR covenants, we have tried diligently to enforce the guidelines and rules to keep your property values in the WCR community intact and maintain a nice enjoyable place to call home. From the enhancements at the park and the pool then there are also the community parties and movie nights; Wildcat Run community is a remarkable place to live.

I'll be leaving the WCR Board this year knowing that in 8 years, we have accomplished so many wonderful things for our community. I am certain the next WCR HOA Board will continue to strive to the best of their abilities to maintain and continue to improve the community.

Thank you for allowing me to have this opportunity.  
 Randy Scott,  
 President Wildcat Run HOA Board



**Signage in the Neighborhood**

- If you post signs on our poles, in the WCR neighborhood please remove them when finished.
- Otherwise, the WCR HOA has to pay for that cleanup using dues money.
- Thanks you for your cooperation.

**BOARD MEMBERS 2015**

Randy Scott,	President	Architectural / Social Committee / City Liaison
Terry Kratz	Vice President	Architectural Committee Chair
Madlyn Taylor	Secretary	Social Committee Chair
Jerry Schnarr	Treasurer	Social Committee
Bill Salin	Member At Large	

**Covenants**

Please review your copy of the covenants and rules for Wildcat Communities.  
 • It is the responsibility of Residents (owners and/or renters) to be aware of the guidelines and rules of the WCR Community neighborhood association.

**Changes must be pre-approved through Omni Management before the changes are made to the property.**

**NO major changes** such as: structural house changes, additions/changes to fences, sheds, patios, driveway changes, etc. can be made to your property without an architectural request submitted to the HOA Board for approval.

**Where can you get the WCR Community covenants and architectural forms?**

- You can also contact Omni Management for a copy. 317-541-0000
- The covenants can also be found on the WCR official website: wildcathoa.com
- There will be limited number of copies of the WCR Community covenants available at the pool house on the gate and/or during pool hours.

**Purpose of the covenants?**

- The purpose of the covenants is for achieving uniformity and continuity within the neighborhood to protect our home values.
- That's good news to some, since HOA covenants and bylaws preserve the value of your land by ensuring neither you nor your neighbors do anything like paint your house a distasteful color or park several commercial vehicles in your driveway
- Thank you for your cooperation.

# Pool Pass Distribution Process

Pool pass forms and detailed information will be located on the following locations after May 11, 2016:

- ✓ Front pool gate in a mailbox after May 11th, 2016
  - ✓ On site pool pass distribution dates.
  - ✓ Official website: wildcatrunhoa.com
  - ✓ In late April 2016 forms will be mailed to the WCR residences.
- To make the pool pass distribution go smoothly please:**
1. Read through the form and instructions thoroughly.
  2. Complete your forms before coming to the on site pool pass distribution.
  3. Make sure you owe no fees to the HOA and you bring proper identification.

- ✓ \$5 per each pass check or cash.
- ✓ Detailed information was mailed to Residents and is available on pool pass forms.
- ✓ **Lost or Destroyed Passes:** If your pool pass is lost or destroyed then you must pay the \$5 fee to replace it and follow the above procedure by contacting Omni Management.

## Pool Pass Distribution

\* weather permitting / located at the WCR pool house on the following dates:

- |              |                  |           |
|--------------|------------------|-----------|
| May 11, 2016 | 6 P.M. to 8 P.M. | Wednesday |
| May 19, 2016 | 6 P.M. to 8 P.M. | Thursday  |
| May 24, 2016 | 6 P.M. to 9 P.M. | Tuesday   |

## VOLUNTEER FOR POOL PASS DISTRIBUTION

➤ For every(1) hour shift you earn one (1) free pool pass.

➤ When you email or text/call please state the date [taylor7756@sbcglobal.net](mailto:taylor7756@sbcglobal.net) subject line "WCR volunteer" or (317) 439-7951 text (preferred method of contact) or call if interested in volunteering.

- If interested in volunteering please see the "**Volunteer for Pool Pass Distribution**" section for details
- During the pool pass distribution the pool passes will be given on site at the pool house directly to the Resident as the Resident waits. This service will only be performed on the dates listed below at the pool house with weather permitting.
- An adult over 18 years of age who is a Resident of WCR with proper ID and has paid dues can request pool pass(es).
- If there is an issue with unpaid HOA dues, liens, etc. then these issues must be addressed with Omni Management not at the pool pass distribution times. So, please get your passes early in case there is an issue.
- For pick up dates at the pool please make sure you bring an official state identification. If the identification does not match an address in the WCR Communities please bring official proof that you reside in the community.
- If you are a renter please bring your lease agreement with you .
- Remember all your HOA dues have to be paid in full at least 7 business days before the pool pass distribution dates occur.

### **Procedure for obtaining pool pass(es) after the pool pass distribution. After May 24<sup>th</sup>, 2016:**

1. **Pool Manager or lifeguards can not make pool passes so PLEASE DO NOT ASK.**
2. After these dates you will have to send payment and form to Omni Management. Cash is not accepted at Omni Management. Cashiers check or check can be used as payment at Omni Management.
3. After the application has been approved and paid for the passes will be made available at the pool house.
4. This will take up to at least 10 business days for you to pick up your passes at the pool house. On Saturday, after 12 P.M., 2 weeks after sending in application the pool passes will be available at the pool house. Someone over 18 years old will have to pick up the passes.

## AQUATIC LIFE GUARD SAFETY

- ❖ Welcome back for the 2016 pool season. Thank you for such a wonderful job last year!
- ❖ The staff was professional and worked hard to give the WCR and guests a fantastic experience.
- ❖ The swimming lessons were successful with all positive comments on how professionally the lessons were conducted and the results were wonderful.
- ❖ Due to one of the Manager's diligence there was a save of a child.
- ❖ The entire staff including the Management are lifeguard trained.
- ❖ Contact information: If you are interested in becoming a lifeguard you can:
  1. Call/text this number (317) 850-6961
  2. You can leave your information at the pool with the staff.
  3. Also, can contact the company at the Face Book page. [ALS-Aquatic Lifeguard](#)

### Safety

<https://www.facebook.com/ALS-Aquatic-Lifeguard-Safety-256430594695840/?fref=ts>

## Swim Lessons

- Signs Ups will start at Pool Pass Distribution and continue after the pool opens.
- First come first serve, so sign up early. Ages 2 and up of any skill level
- This must be paid in full at time sign up with cash or check.
- To sign up you must have a valid 2016 WCR pool pass for at least an adult in the household and the child(ren) that are being signed up for the swim lessons.
- At pool pass distribution you can pay by check or cash either in to hold your child's spot for the lessons. A refund will be at the discretion of the ALS-Aquatic Lifeguard Safety. You must give 2 business days notice if their child will not take lessons so, their spot can be filled.
- The life guards that will be the instructors will be given detailed training by a professional that has ran similar programs at a successful and professional aquatics center.
- The ratio for students should be approximately a 5:1 ratio (5 students per teacher) when on average most swim classes average 8:1.
- Cost: \$60 for 8 classes for 45 minutes each.
- Session 1: June 6-29 2016 Mondays and Wednesdays (8/ 45 min sessions)  
Class times per a session 1<sup>st</sup> 6:00-6:45 pm 2<sup>nd</sup>: 7:00-7:45pm
- Session 2: July 11-Aug 3 2016 Mondays and Wednesdays (8/ 45 min sessions)  
Class times per a session 1<sup>st</sup> 6:00-6:45 pm 2<sup>nd</sup>: 7:00-7:45pm
- Can accommodate 25 per class and classes fill up quickly.
- Classes cancelled due to weather, or pool closure (under 70 degrees, lightning, maintenance, etc.) will be posted on the ALS Face Book page or posted on the gate of the pool at minimum of 30 minutes prior to class if possible.
- All makeup classes for cancellations will be done on the closest Thursday
- Any questions please contact Dusty Toffolo on the ALS Face book page, or by email [dtoffolo777@gmail.com](mailto:dtoffolo777@gmail.com)

## 2016 WCR Pool Opening Date Memorial Day Weekend Saturday May 28, 2016

### Dates of Operation:

May 28, 2016 until  
September 5, 2016

## P o o l H o u r s

### Regular summer hours

11 AM to 9 PM  
Monday through Sunday

**Summer hours:** While Franklin Central Township High School (FCHS) is on summer break

•When Franklin Central Township High School (FCHS) is in session the hours will be as follows:

- 4 PM to 9 PM
- Monday through Friday
- 11 AM to 9 PM
- Sunday & Sunday

•There is the possibility that while (FCHS) is in session to open the pool at least one to two days a week. This will be determined later in the summer if there are qualified staff available.



# HALLOWEEN PARTY UPDATE

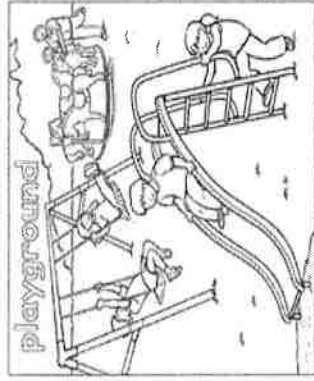
- 2015** • Unfortunately, the Halloween Party in the fall 2015 was cancelled due to bad weather of lightening and thunderstorms.
- 2016**
  - Fall 2016 Halloween party will be
  - October 29, 2016
  - Time: 4 TO 7 PM
  - **We need at least 40 plus volunteers to make your community party a success.**

A **FREE Halloween party** for all the Residents to bring their family and friends to enjoy:

- Costumes encouraged
- Costume raffle
- Hay rides
- Jump house
- Play Inflatables
- Raffles
- Popcorn
- Chips
- Drinks
- Children's Activities,
- Games with prizes & candy
- Numerous other inflatable toys
- Grilled hamburgers and all beef hot dogs
- With other sides offered.



# POOL



## Main Water Feature

At the Kidwell entrance/exit. This is being tuck pointed Spring 2016. As soon as it is completed the water feature will be turned on.

- **ADULT ONLY SWIM IS EVERY TUESDAY FROM 7:30 TO 9:00 P.M.**
- **YOU AND/OR YOUR GUESTS MUST BE 18 YEARS OR OLDER AND HAVE AN ACTIVE WCR COMMUNITY POOL PASS.**

## WCR PARK INFORMATION

- The WCR Park is a private park for the Residents and their guests. This is our park and pool which is a massive investment and asset to our WCR community.
- **The hours are:**  
Dawn until dusk
- Vandalism in the park has been an issue. Please call the police if you see vandalism.
- 2014 the community invested a lot of money to invest in increasing the park size by over 75% and add proper drainage to keep the park from flooding. In 2015 and 2016 The WCR HOA had to pay for repairs caused by vandals.

## Mailboxes

A frequent question is about replacements. All boxes must match in the community. The address numbers must be clearly marked on the mailbox per Post Office requirements. Omni Management uses the following vendor company:

Mail Box Solutions <http://mailboxsolution.com/> 317-460-1010



# F R E E P A R T Y



# FREE "Dive In" Movie Nights at the Pool

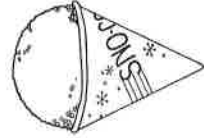


Remember our community movie nights at the WCR pool with the dates of:

1. June 4<sup>th</sup>, 2016
2. June 18<sup>th</sup>, 2016
3. July 9<sup>th</sup>, 2016
4. July 23<sup>rd</sup>, 2016



- Movie starts at dusk so to ensure a seat for the movie make sure you get one by 9 PM.
- This is a **FREE family movie night** for families in the WCR community to come down for swimming, fun, and a movie.
- Bring guests, first come first served.
- Refreshments are free and provided to you and your guests. We typically offer fresh popcorn, juice, and sno-cones.
- Time for the movies to start will vary according to when it will be dark. Usually, the start time is 9 PM to 10 P.M. at dusk. More information will be available at the pool.
- Weather permitting activity.
- Aquatic Life Guard Safety the WCR life guard company will be running the movie nights for the summer of 2016.
- For any issues that may lead to a pool closing please see ASL – Aquatic Lifeguard Safety will posting closing on their Face Book page and signage in front of the pool.
- <https://www.facebook.com/ALS-Aquatic-Lifeguard-Safety-256430594695840/?fref=ts>



# FREE G RATED FAMILY FILM

Neighborhood Garage Sales will occur on

Summer:

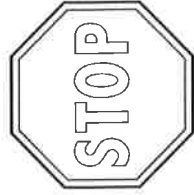
June 10th Friday, & June 11th Saturday

Fall Garage Sale:

September 9th Friday & September 10<sup>th</sup>, 2015

Hours are 8 A.M. until 3 P.M.,

Please stay open all day and inform shoppers of other sales in your area.



Speed limit is 20 mph

- ✧ Please watch your speed through the neighborhood!
- ✧ We have many neighbors walking, jogging, or biking on the roads.



# WCR COMMUNICATION



Face  
 Book <https://www.facebook.com/pages/Wildcat-Run-Wildcat-Park/173947342646401?fref=hovercard>

- ✓ The Face Book page is for offering information and activities in the WCR Community.
- ✓ Face Book is checked typically only as information needs updating.
- ✓ **Questions, comments, or concerns please contact Omni Management not on the Face Book page.**



## ISSUES OR COMPLAINTS WITH THE CITY OF INDIANAPOLIS:

### WILDCATHOA.COM - Official WCR Community Website

- ❖ This is the official Wildcat Communities website.
- ❖ There will be regular updates listed for the community.
- ❖ When you register at this site we are able to offer web blasts if there is a problem or important information for Residents of our community.
- ❖ Last year, for example, we sent out a blast for car breaks occurring in the neighborhood.
- ❖ Your information is kept completely confidential.
- ❖ Most of the information on the website can be viewed by the public.
- ❖ But, there is some confidential information that you must be registered in order to view it. Please register today.

Then, contact Franklin Township Mayor's liaison.  
**Kelly Foulk**  
 Mayor's Office of Neighborhood Services  
 Mayor's Neighborhood Liaison  
 South & Southeast Outer District  
 (317) 429-7807  
[Kelly.Foulk@indy.gov](mailto:Kelly.Foulk@indy.gov)  
[http://www.indy.gov/eGov/City/DMD/Neighborhood\\_Services/TA/Franklin/Pages/home.aspx](http://www.indy.gov/eGov/City/DMD/Neighborhood_Services/TA/Franklin/Pages/home.aspx)

Questions, WCR problems, comments, or concerns about the WCR Community please contact Omni Management

### Omni Management

The phone number is: (317) 541-0000 or Website at [www.omni-property.com](http://www.omni-property.com)

- ✓ Issues in the WCR Community should be addressed to the WCR's property management company.
- ✓ The advantage of using the on line system to log issues is that you will get a reference number so you can track how the issue is being handled.



Mayor's Action Center  
 200 E Washington St., Suite 2160  
 Indianapolis, Indiana 46204

Walk-in Service: 8:00 a.m. - 5:00 p.m.  
 Monday - Friday 7:30 a.m. - 5:30 p.m.  
 Contact us by phone: (317) 327-4MAC (4622)  
<http://www.indy.gov/eGov/Mayor/Mac/Pages/Home.aspx>



# SECURITY

Dues for the WCR HOA have not been raised in over 7 years!

We live in a wonderful and beautiful neighborhood. One of the greatest contributing factors is you, the Residents, who care and participate in the success and want to protect their property values and your largest investments your family and home.

**CALL THE POLICE:** The Residents are the first line of defense for negative activities. If you see something suspicious call the Police. Each year at the HOA Meeting an Indianapolis Police Officer stated that there are a large number of factors in the number

of Officers assigned in the area. One

An active home owners association is extra

insurance to protect your property values & community.



crime.

The Indianapolis Officers will do the following:

- ticket traffic offenders,
- offer additional security,
- parking issues,
- traffic stops,
- arrests,
- illegal drug activities,
- home invasions,
- weapons violations,
- monitoring the traffic,
- check on the abandoned,
- monitor sex offenders,
- violent offenders,
- juvenile delinquency issues, etc.



## Deter crime in our neighborhood and your home:

Make sure your lights on the outside of your home are operational. Please advise OMNI when you notice streetlights not working or street name signs missing. Thank you for assisting in making our community a wonderful place to live.

## Collection Of Past Dues

As discussed in the President's letter in Spring 2015 the dues collection in the past 2008 to 2015 has been reduced from 13% to less 5% which results which is the difference of an addition \$27,500 collected. This is an 8% increase in collection of dues and thousands of dollars per a year added to the WCR budget.

How did we decrease the delinquency rate?

1. The collection rate decrease began with the fact that the HOA Board would not give pool passes to the Residents' where the homes that owed back dues.
2. The Board followed a steadfast plan of placing liens against properties that had at least one year of back dues that were owed and went unpaid.
3. Those Residents that had disregarded the lien but owed a significant amount of back dues and legal fees there has been a foreclosure process established to recover the funds owed to the WCR community. This has in, one example, led to the recovery of over \$4,000 in back dues and legal fees.

All these steps have resulted in a significant return back dues that were overdue.

The dues are necessary for the maintenance of our beautiful community and its amenities:

- ✓ the pool & the park
- ✓ lakes & fountains
- ✓ snow removal
- ✓ Professional landscaping: lawn and tree care
- ✓ WCR movie nights
- ✓ Professional Management Company
- ✓ WCR community Summer & Halloween parties