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# TANBARK COMMUNITY ASSOCIATION

Website- [www.tanbarkcommunity.weebly.com](http://www.tanbarkcommunity.weebly.com)

Email- [tanbarkfw@gmail.com](mailto:tanbarkfw@gmail.com)

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April 2018

## Committees Needed!

**Shed Committee** - Some neighbors have shown interest in having the covenants amended to allow for sheds in our backyards. In order to amend the covenants, at least 65% of the neighborhood would need to be in agreement of the proposed amendment. A committee needs to be formed to check the interest level around the neighborhood before the board can look into proceeding with the legal documentation and associated cost of amending the covenants.

**Playground Committee** - We would like to start the process of replacing the unsafe playground equipment that was taken down a couple of years ago. A committee is needed to investigate the cost of the equipment and installation. Budget requests will need to be submitted to the board so that a time table can be implemented to replace the equipment. The following website would be helpful when brainstorming about what direction to go with our playground equipment, since the equipment needs to be commercial grade:

<http://www.cpsc.gov/s3fs-public/325.pdf>

**\*\*Please contact the board by May 1st if you are interested in being on either of these committees.\*\***



## Spring Reminders

- ❖ Have a spring project on your mind? Please remember any improvement that changes the footprint of your home or yard such as an addition, deck, patio, pool, or fence, needs to be approved by the Architectural Committee before beginning. A proposal form can be found under the Association Documents tab on our website.
- ❖ Warmer weather means more people out on foot, bikes, and scooters. Please drive slowly and cautiously through our neighborhood!
- ❖ Only in-ground pools are permitted.
- ❖ Covenants have not been enforced in recent years. The board is trying to help improve the neighborhood which will bring up property values for all residents. One of the ways we will accomplish this is to start enforcing the covenants. If a residence is not in compliance, the board will take the necessary action to achieve this. Restrictive covenants are available online to review by following the link provided under the Association Documents tab on our website.
- ❖ If you have a street drain near your house, please help keep it clear of leaves and debris during the rainy months.

## A Word About Dues

You may have recently received a Notice of Community Association Lien from the Allen County Recorder's Office. The Board of the Tanbark Community Association, Inc. has decided that there are enough individuals who have not paid their required annual association dues that further collection efforts are necessary. In some cases, there are homeowners that have failed to pay the association dues for multiple years. To this end, Tanbark elected to file Community Association Liens against those individuals who have failed to pay association dues.

It simply is unfair for those who choose not to pay their association dues to enjoy the amenities and services which are provided by those who do. All homeowners are required to pay annual association fees pursuant to the applicable covenants for Tanbark.

If you have not contacted the attorney listed at the bottom of the documents which you may have received, you are urged to do so immediately as legal fees, costs and interest continue to accrue against the debt owed to Tanbark. Failure to respond and make timely payment as requested may result in more aggressive and expensive action to collect this debt in the coming months.

## Courtesy & Safety

- Concerns have been raised over how many cars are parked on Tanbark streets recently. The streets are public property, meaning the association has no control over who parks on them. For details on City Code for parking, head to <https://www.cityoffortwayne.org/neighborhoods.html> and click on neighborhood code enforcement. If you notice vehicles that are not parked in compliance with city code, you may simply talk to the neighbor about it or call 311 and report to Parking Control.

- Please make sure to come to a complete stop at our stop signs. Especially keep your eyes peeled for children out playing in the nice weather.

-Children on motorized scooters have become a very real concern to several neighbors. Because of their low profile and the speed at which these scooters can go, it makes it hard to see them and respond to them from inside a vehicle. Parents PLEASE discuss safety with your children if they use these motorized toys. No one wants any of our children to be injured just out having fun. Make sure they are aware of safer places to ride, such as the common areas.

-Salt barrels around the addition seem to have been confused for dog waste receptacles. This has made for some very unpleasant clean up by a board member. Please dispose of your pet's waste in your own trash cans at home.

## Mark Your Calendars

No association meeting will be held during the month of May due to primary elections.

Thurs May 10- Sat May 12: Spring Garage Sales

Saturday May 19: Soarin' Hawk's Annual May Raptor Expo  
11 am- 6 pm at Franke Park Pavilion #1. Presentations at 12 and 3 pm. Interactive displays and live birds will be there!  
For info contact Paul Parmenter at (260) 705-2385

Tues June 12: 6:30-7:30 pm Association Meeting at  
Epiphany Lutheran Church, 6606 Maplecrest Rd.

Knitting/Crochet group to meet occasionally. Contact Yoli Tone at (260) 704-2277 for more information.