















Click the NAME to view any page. When you see this symbol - ✨ - it means new info was added.

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 ARC Process & Form	 General & Restrictions Info	 Crime Watch	 KMC - Management Co.
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Our Story



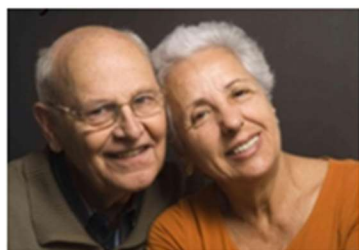
**MEADOWLARK...FOCUSED
ON SUSTAINING A VIABLE,
WELL-MAINTAINED AND
SECURE NEIGHBORHOOD**

ESTABLISHED IN 2001 AND COMPLETED IN 2014, Meadowlark Lakes & Villas is located west of Raceway Road, between Rockville Road (U.S. 36) and Washington Street (U.S. 40).

- Our community is easily accessible to interstates, schools, restaurants and all kinds of shopping on Rockville Road and in the Perry Crossing Shopping Center in Plainfield.
- As a part of Hendricks County, Meadowlark is served by the Town of Plainfield, which provides road maintenance, sewer service, trash removal, and police and fire coverage.
- Our neighborhood is governed by the Meadowlark Homeowners Association Board of Directors and the MHOA Board encourages our residents to learn about all the services and social amenities that are available to them so they can quickly build a connection to the community.
- At Meadowlark we have a very social, close-knit community where we enjoy each other's company and take action to ensure the safety and welfare of all homeowners. We hold an Annual Homeowners Meeting every year in October, bringing the community together as a whole. We also have many opportunities to socialize in small groups. See the [Calendar of Events & Activities](#) page for details. It is our hope that you will find an activity that suits your interests and join us.

Testimonials

Why we chose Meadowlark.



Services

At Meadowlark we have access to services that make living in the community more convenient; like lawn care, snow removal.



Activities

There is something about our neighborhood that stands out, and we love it! There are always functions, activities and clubs to keep you involved.



Involvement

Being an involved and engaged resident means taking an active role in making our community the best it can be.

Want more information?

[Contact us](#)

What's New in Meadowlark?

Here are Articles you may want to revisit. They can be reached from here or from the [Documents](#) page.



Web Page - New Look

Overview of Web Page Changes



Message from the President


What goes on behind the scenes



Meadowlark Facebook Page

Join our Facebook Page Group



- ◆ Click [Meadowlark History](#) to view previous Web Page Updates.
- ◆ To view the latest "What's New?" articles, SCROLL DOWN .

MAILINGS



IMPORTANT! In the next few days you will receive a mailing from the HOA Board regarding a new Amendment that needs your response.

You will also receive a mailing from KMC with information about our upcoming Annual meeting on October 8th. Please read all materials and respond as requested.

We will provide more information on the Annual Meeting as we get closer to it.

✨ ✨ **Added 9/20/24** ✨ ✨

Click [Fees Clarification Amendment](#) to read the mailing dated September 16th mailed to all Meadowlark owners.

Click [E-Mail Blasts](#) to read information sent to all Meadowlark owners in two E-Mail Blasts showing the actual changes made in the Fees Clarification Amendment and to explain which homes are "Lakes" and which are "Villas."

NEW CSR

We have a new KMC CSR (Customer Service Representative):

Sunnie Miller

smiller@ekirkpatrick.com

Direct Phone: (317) 558-5830

Office Phone: (317) 570-4358

Sunnie handles all calls from Meadowlark. She also oversees all ARC requests for your outside property enhancements and handles calls for Valerie Atwell, our Community Association Manager.

GROUNDS MAINTENANCE PROJECTS

It's taken the Board weeks to seek and procure multiple bids to do tree limbing and removal of dead trees on the Whippoorwill Hill and to kill off and clear all the scrub brush and vegetation behind the fence on Partridge. This is the area behind the fence that extends west to the edge of our property line.

We have accepted a bid from Kelly Landscaping to do all of this work for us. The project is being paid for from our Reserve Fund.

It will be done yet this fall and is the last major grounds maintenance project we are aware of needing to be done.

As much as the Board would like to "snap our fingers" or "twitch our noses" to have the work done immediately, we are bound by the Covenants to do our due diligence and it has taken more time than we like. But we are pleased with the quote from Kelly and look forward to all of the Grounds maintenance being done yet this year.

Thanks to those who have patiently waited on these projects.

COMPLIANCE TEAM



The Compliance Team again reports that although our grass is not growing due to the dry conditions, the weeds are.

They are seeing weeds growing in the rocks between the Paired-Patio homes. Also weeds in many flowerbeds. Be pro-active and take care of these to avoid Violation letters.

The Compliance Team is also citing mailboxes that have numbers that do not meet Covenant Standards:

1. Numbers must be in the Caxton font, Sand (off white).
2. Mailbox covers are NOT acceptable.
3. Black numbers on a white background are NOT acceptable.
4. Numbers are NOT to be attached to the mailbox post.

Below are links to two documents on how to order acceptable numbers for your mailbox. Click the links to view them.

[How to Order Numbers from Otto's](#)
[How to Order Numbers On-Line](#)

If we find other reasonably priced sources, we will let you know.

COVENANT AMENDMENTS

The Second rewrite of our Covenants, voted on in March of this year, was filed with the Hendricks County Recorder. However, we learned there was a mixup and an older draft version was filed in error by the attorney's office.

We have worked with the attorney to rectify this situation and the correct versions were filed last week.

Besides posting these on our website later this week, the Board will distribute printed copies to all homeowners. However, we will hold off until we learn the outcome of the voting on the new Amendment mailed to you this week so that the correct wording will be included in these Amendments. That way you will have all the current, filed amendment documents at one time.

Covenant Changes Reminders

◆ **Calendar Year.** As of January 1, 2025 we will be on a Calendar Year for our budget and financials. The 2025 budget will be discussed at our Annual Meeting.



◆ **Late Fee Charges.** EFFECTIVE IMMEDIATELY all delinquencies will be charged a \$35 late fee for each month they are delinquent. That applies to those who have not yet paid their July dues.



Effective with our January 1, 2025 dues, all late pays will be charged a \$50 late fee instead of \$20. Also, the \$35 fee will be charged for each additional month your dues are unpaid.

It is of utmost importance that everyone pays their fees in full when they are due in order for us to meet our budget expenses. Paying late starts the accumulation of a lot of additional late fees plus KMC and Attorney fees that can mount up to be as much as what you originally owe. If you are having difficulty paying your dues, call KMC Accounting at 317-570-4358 to discuss a one-time payment plan.

BOARD CHANGES

- ◆ Due to work commitments, Jonathan Gritzer is no longer serving as our Grounds Liaison.
- ◆ Brenda Stringer is moving from ARC Liaison to handle the Grounds Liaison responsibilities.
- ◆ Besides being Vice President, Jim Vornholt will temporarily handle all ARC requests until we appoint a new ARC Liaison.

- ◆ We currently need an ARC Liaison and more members to serve on the Architectural Review Committee.

- ◆ We also need candidates for these positions coming up for vote at our Annual Meeting:

- President
- Vice President
- Secretary

If anyone is willing to help our community by serving on the Board, please contact [Paula Moore](#) or [Shirley Hargis](#). They will be glad to discuss the responsibilities for these positions.

NATIONAL NIGHT OUT

Hendricks County celebrates the annual NNO on the first Tuesday in October. This year the date is October 1st from 5:00 to 7:30 p.m. on the Westside of Hummel Park in Plainfield. The Charleston Pavilion will be the central location with many vendors and the Plainfield Police Department welcome booth.

The PPD will be partnering with members of our community to show support for crime prevention. Police and fire personnel from Plainfield and other public safety agencies will be there to visit, talk about safety and answer questions.

This is a FREE event with bounce houses, DJ, yard activities and games, community vendors, free giveaways, and the most important thing....FREE food from our wonderful sponsors.

For current information, go to the Plainfield Police Dept. Web Page:

https://www.facebook.com/events/346226265165698/?acontext=%7B%22event_action_history%22%3A%7D



MEADOWLARK FACEBOOK GROUP

Take a few moments to join our Meadowlark Facebook Group. Paula Moore is overseeing the group and you will find it very beneficial to learn about timely happenings in Meadowlark.

Go to the [Documents](#) page and click the "Meadowlark Facebook Page" file for instructions. If you have trouble signing up, email [Paula](#).

LAWN TREATMENTS.

Questions have come up about what type of fertilizer is being used on our lawns and common grounds. We assure you that what is used is animal friendly.

We don't know the exact days the applications are done, but they occur in Spring, mid-Summer, Fall, and Late Fall.

The best rule to follow is to wait until the application has dried before you let your animals out.

WINDOW SCREENS

Many homeowners have had damage to their window screens from birds. This occurred mostly in the spring when they used fibers from the screens to build their nests.

For those with screen damage, you have two options to correct this situation:

1. Repair your screens (recommended).
2. Remove your screens entirely.

A good source to repair them is:

Cook's Glass & Mirror Co. Inc.
5703 West Morris Street
Indianapolis, IN 46241
Phone: (317) 241-9344
Email: Cooks-glass@sbcglobal.net

NOTE: If you remove your screens now, they must be repaired before you can reinstall them.

OUR MANTRA



MEADOWLARK.

Neighbor helping neighbor; caring about each other; being willing to work together for the betterment of our community.

MEADOWLARK...a great place to call Home!

★ Calendar of Events

★ October 1 - National Night Out

October 8 - Annual HOA Meeting

★ Board Meetings

October 1

Any resident is welcome to attend the General Session of a Board meeting. If interested, contact the Board President at least a week in advance of the meeting.

★ Services, Clubs and Activities

Click the Slider Arrow (→) to view other information.

- Services - Welcome Committee

No neighborhood is static; people move in and out all the time. We welcome all new neighbors with a Welcome Visit and give them a Welcome Packet of information about our neighborhood as well as a gift. We also provide the rules and regulations that govern our community. It's as much about keeping people informed as it is about getting people involved.

If you are new to Meadowlark and have not received a Welcome Visit, contact:

Elaine Kinkead
(317) 260-9792
ckinkead38@yahoo.com



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Have Questions?

Contact us

MEADOWLARK...MORE THAN A PLACE TO LIVE...A PLACE TO CALL HOME

- Services - Crime Watch

You can generally tell a safe neighborhood vs. an unsafe neighborhood by how well homes are kept and the number of people on the streets. Working with residents and the Plainfield Police Dept., we take a vigilant approach at preventing crime and making our community safe.

Throughout the year, our Crime Watch Block Captains keep a watchful eye for unusual activity. On occasion we hold a Crime Watch Meeting about a timely issue that affects all of us.

Our mantra is *"If you see anything suspicious, contact the Plainfield Police."*

See the [Crime Watch](#) page for more details plus a list of the Block Captains.

Anyone can be a Block Captain. If interested, contact:

Elaine Kinhead
(317) 260-9792
ckinhead38@yahoo.com



- Services - NNO Function

The Meadowlark community supports the annual National Night Out, held the 1st Tuesday in October at Hummel Park in Plainfield. The Plainfield Police Department partners with members of our community to show support for crime prevention. Police and fire personnel from Plainfield and other public safety agencies are there to visit, talk about safety and answer questions.

This is a FREE event with bounce houses, DJ, yard activities and games, community vendors, free giveaways, and the most important thing....FREE food.

For current information, go to the Town Of Plainfield web page:

<https://www.townofplainfield.com/Search?searchPhrase=national%20night%20out>



- Services - Annual HOA Meeting

There is no escaping community growth; however, how it is handled makes all the difference. Every year on the 2nd Tuesday of October, we hold our Annual Homeowners Meeting to keep residents informed on changes that affect the community as a whole. This is a vitally important meeting, as that's when we elect officers, review the budget for the upcoming year, report on activities and decisions made the past year, and bring issues and ideas to the residents. It's also a time to receive your input and questions.

The meeting is from 6:30 p.m. to 9:00 p.m. at Grace Pointe Church, corner of Raceway Road and Morris Street.

We urge every homeowner to attend or submit their proxy. Your interest is what keeps us growing in the right direction.

Make this your neighborhood...get involved!



- Clubs - Dinner Club

The Dinner Club meets the 3rd Tuesday of each month at 6:00 p.m. during the Spring to Fall months to try out community restaurants and to visit and socialize with our neighbors. The club disbands during winter. The Location is determined monthly.

If you love to try new eating places and would be interested in joining other neighbors, contact one of the ladies below and put your name on the call list. Prior to the dinner each month you will receive a call to see if you are going and to let you know where it will be that month.

Contacts: Wanda Warren
(317) 839-8445
Carolyn Huber
(317) 838-7473



- Clubs -

★ Bunco Club

There currently is one Bunco Club which meets once a month @ 6:30 PM. Members share hosting in their homes and provide plenty of snacks and desserts. The hostess for the month decides on the date. It's a fun time for all.

If you like Bunco and would be interested, contact:

Elaine Kinkead

(317) 260-9792

ckinkead38@yahoo.com



- Activities -

Garage Sale

Each year on the 2nd Saturday in June, the entire neighborhood joins in a Community-wide Garage Sale. The Board secures the necessary permit and posts signs advertising the sale.

Participation is optional, of course, but most residents find it a good time to clean out their garages and closets. Our community draws in a lot of people from areas all around us.

It runs from 8:00 a.m. to 2:00 p.m. All residents are welcome to join in.



New Club?

If you have an interest in starting a new club such as Euchre, Book Club, Day Trippers or something else, contact us with the details.

We will publicize it and if enough residents are interested, add it to our Activities.

If you are interested, email:

MeadowlarkLakesHOA@gmail.com

Have Questions?

[Contact us](#)

**MEADOWLARK...MORE THAN A PLACE TO LIVE...A PLACE TO
CALL HOME**

Meet the Board of Directors

THE MEADOWLARK HOMEOWNERS BOARD OF DIRECTORS is dedicated to ensuring a safe, vibrant neighborhood, and to work for the betterment of our community.

Nothing is more important to us than our neighborhood and the well-being of our residents and visitors.

If you have questions, contact any of us. We'll be glad to help you. Meadowlark IS a great place to call home!



Officers



Paula Moore
President

10770 Whippoorwill Lane
(317) 341-4954
paula.meadowlark@gmail.com



Jim Vornholt
Vice President

1206 Partridge Dr.
(317) 385-4751
jvornholt@indy.rr.com



Shirley Hargis
Secretary

10673 Swan Court
(317) 698-8945
ushargis@yahoo.com



Nancy Auberry
Treasurer

10660 Crane Dr.
(317) 627-4263
nauberry54@gmail.com


Liaisons



 **Brenda Stringer**
Grounds

1181 Partridge Dr.
(317) 697-5956
frolady1950@gmail.com



 **Jim Vornholt**
Acting ARC Liaison

1206 Partridge Dr.
(317) 385-4751
jvornholt@indy.rr.com



WORKING TOGETHER
to keep our neighborhood
safe, inviting & beautiful



Architectural Review Committee Intro & Process

THE ARCHITECTURAL REVIEW COMMITTEE (ARC) is comprised of the ARC Liaison and multiple homeowner members.

It is the responsibility of this committee to review each new improvement request submitted by a homeowner and to approve or reject the request in a timely manner. The committee reviews the design, appearance, color, materials, dimensions, pictures, and specifications of all improvements requested. A Plot Plan must be included for all new improvements, marking the locations where they are to be installed. The committee is guided by, and adheres to,

the Declaration of Covenants and the Plat Covenants and Restrictions. The purpose of this review is to preserve the harmonious relationship among structures, the vegetation, and the topography in the Meadowlark community...to maintain the quality and standards of our neighborhood.



When we work together, we can continue to achieve the goal to maintain the quality, beauty, and value of our neighborhood.

General Rule: No "new" changes may be made to the exterior of a house or to a lot without the approval of ARC. Only those items listed below as "Exceptions" are exempt from ARC approval.

Exceptions

These do not require submission of a Request for Change form or approval from ARC

Flower Beds:

- Flower beds, flowers, shrubs, and decorative edging installed within 6 feet of a home's foundation; also around mailboxes so long as the plantings do not block your address or flow into the sidewalk or street.
- "Replacement" of existing trees so long as they are planted in the same place. New trees must be approved.

Needs Approval

Must submit a Request for Change form and it must be approved before work can begin

Exterior of House:

- Any "new" improvement, such as storm doors, security doors, retractable awnings, decorative fixtures, additions, any color changes, new or additional satellite.

Lot Improvement:

- "New" improvements such as trees, decks, pergolas, patios, retaining walls, fences, fountains, walkways, drainage, irrigation systems.

Not Allowed

Not allowed in Meadowlark; if submitted, will be denied

- Swimming pools, sport hard courts, permanent and portable basketball goals, non-retractable awnings, satellite dishes that do not meet the requirement of being on front of home within the 10 ft. guideline.

♦See the [Declaration of Covenants and the Plat Covenants and Restrictions](#) for a detailed explanation of improvements allowed/not allowed.

Exterior:

- "Replacement" of existing doors, windows, shutters, siding and roof so long as they are in the same place and meet the color scheme and standards of the community. Any deviation from this requires ARC approval.
- "Replacement" of existing satellite dish so long as it is located at least 10 ft. from the front of the home; old one is to be removed. If a second satellite dish is needed, you MUST have approval from ARC.

♦IMPORTANT!

Homeowners who make new improvements without seeking ARC approval must still complete the [Request for Change form](#). It will be reviewed by ARC and if found to be non-compliant, the homeowner may be asked to remove it.

ARC Process

How to Submit a Request for Change Improvement Request

As defined in the Covenants, when a homeowner in Meadowlark wants to make a "new" improvement to his or her home exterior or landscaping, approval must be received from the Architectural Review Committee (ARC), except for the things stated in the **Exceptions** column shown above.

★ Process for "New" Improvements

1. Get the Request for Change form, either by downloading it from the link below, from our [Documents](#) page, or by contacting Kirkpatrick Management; (if you have questions about the process, contact the ARC Liaison for assistance):
 - Phone: Office: (317) 570-4358 or ★ Direct: (317) 558-5830
 - Email: ★ Sunnie Miller, CSR - smiller@ekirkpatrick.com
 - US Mail: Kirkpatrick Management Co., Inc., 5702 Kirkpatrick Way, Indianapolis, IN 46220-0630
2. If you downloaded the form from our "[Documents](#)" page, it is set up for you as a "forms fill-in"...just TAB through the fields and complete the necessary information. Save and print it. Homeowner must include this information: *Detailed description, color, material, dimensions, a copy of homeowner's Plot Plan showing where the change is going, pictures of the requested item, contractor specifications...anything that applies to the request.

3. *Send the completed form and all supporting materials to KMC by Email (scan and send) or US Mail.*
4. *KMC verifies the owner and address and checks all information on the submission. If there is missing information
the request will be Denied and the homeowner is contacted to resubmit the request with ALL the necessary information and materials.*
5. *Once all required information is received, KMC forwards the request to the ARC Liaison.*
6. *The ARC Liaison then sends it to the members of the Committee.*
7. *ARC members review each request as it is received, and the committee:*
 - (1) *gives full approval*
 - (2) *gives qualified approval (requires changes to be in compliance with the Covenants), OR*
 - (3) *denies the request.*
8. *Liaison returns the request to KMC, stating the committee's action.*
9. *If approved, KMC informs the homeowner of the decision by letter. Once homeowner receives the approval, work on
the improvement may be started. Owner has one year to complete the improvement. After that, it must be
resubmitted.*
10. *If rejected, KMC informs the homeowner of the rejection by letter, and the reasons.*
11. *Homeowner has the right to appeal or to change the requested improvement plans to eliminate the non-compliance reasons, and resubmit the changed request to KMC.*
 - ◆ *If appealed as originally submitted, the Board will review it and their decision is final; KMC will advise homeowner of the outcome.*
 - ◆ *If the request is re-submitted with the necessary changes, it goes through the review process again.*

ARC Request for Change Form

Click the file name and download it to your local drive: [★ ARC Request for Change Form](#)

IMPORTANT!

If a homeowner makes an improvement without seeking approval from ARC, the Board has the right to (1) request the homeowner submit the Request for Change form "after the fact" and (2) if homeowner does not, or the improvement does not comply with the Covenants, the Board has the right to ask the homeowner to remove the improvement. It is very important that homeowners follow the procedures to avoid any misunderstandings.

The Architectural Review Committee pledges to act promptly to ensure your request is reviewed and acted upon as quickly as possible. To help us do that, make sure all required materials are attached to your Request for Change form when it is submitted.



General & Restrictions Information



GENERAL INFO:

- Association dues are paid semi-annually each year. First one is due January 1st, second one due July 1st. Please be prompt, as late fees do apply. Questions? Contact the [Management Co.](#)
- Lawns are normally mowed on Wednesday. If you experience problems, contact the [Management Co.](#)
- Mowers do not mow inside private fenced areas and do not edge around the fences. The Homeowner is responsible; also responsible for cleaning up dog waste inside private fences as well as the maintenance of the fence.
- Snow removal starts at 2 inches; streets, driveways, sidewalk to front door are hand-shoveled. If you have questions, contact the [Management Co.](#)
- Trash pickup is Friday a.m. Trash and Recycle carts can only be put out within 24 hours before pickup but must be at your curbside by 6:30 that morning. Carts must be returned to your garage within 24 hours after pickup. Carts cannot be left outside in public view.
- For heavy items, call Waste Management to arrange for a special pickup - (866) 797-9018.



RESTRICTIONS:

- Animals (dogs and cats) must be leashed when outside; you must clean up after them.
- "New" Improvements to your yard/outside of your residence must first be approved by the Architectural Review Committee (ARC). Improvements that do not require ARC approval are noted on the [ARC Intro & Process](#) page.
- Do not block sidewalks when parking on the street or in your driveway. This is a violation of a Town of Plainfield Ordinance. Keep them clear for all to enjoy during their walks; try not to block curb numbers... especially at night. They are critical in an emergency.
- Garage lights are "dusk-to-dawn" and must be on every night. They are a major factor in maintaining neighborhood security.
- If a homeowner disregards the rules in the Declaration of Covenants and the Plat Covenants & Restrictions, such action may be considered a Violation, and the homeowner will be contacted to remedy the violation.

See the [ARC - Intro & Process](#) page for more details; also read the [Declaration of Covenants and Plat Covenants & Restrictions](#) (found on the [Documents](#) page) for detailed information.



Crime Watch

THE MEADOWLARK COMMUNITY works with the National Crime Watch program. In the past, Crime Watch meetings were held in the Spring and the Fall, but we now occasionally hold one only when matters that have a bearing on our community arise. Such meetings are held at the Grace Pointe Church, corner of Raceway Road and Morris Street.



We have a good relationship with the Plainfield Police and Plainfield Fire Departments who update us on crime activity in our area and safe practices. In the Summer we support National Night Out held at Hummel Park.

We have a very active group of "Block Captains" who are on the lookout for suspicious or dangerous activity. The Meadowlark neighborhood has one of the lowest crime rates in Hendricks Co. We are very proud of that and strive to keep our community safe.

If you have an emergency, call **911**

If you see any suspicious activity... anything that doesn't look normal, call the Plainfield Police at **317-839-8700**

Or use the Crime Tip Line at **317-754-5200**

Plainfield Police Facebook page <https://www.facebook.com/PlainfieldIndianaPD/>

Plainfield Police Web page <https://www.townofplainfield.com/1194/Police-Department>

Crime Watch Block Captains

Elaine Kinkead, Liaison		(317 prefix)
Charlie Powell	742-7554	Blue Bird Dr.
Wanda Warren	839-8445	Blue Bird Dr.
Steve & Nita Kirchhoff	847-8459	Cardinal Circle
Janice Bobb	839-7267	Crane Dr.
Karen Calvert	742-7927	Crane Dr.
Roy Gilbert	441-2124	Crane Dr. & Huntwick Dr.
Pat Picha	839-0451	Partridge Dr.
Cheryl Clarkson	838-0300	Partridge Dr. & Swan Ct.
Charley Crane	508-9151	Whippoorwill Ln
Elaine Kinkead	260-9792	Whippoorwill Ln



To view Crime Watch Meeting reports from past years, [click here](#) to go to the Meadowlark History page and find Crime Watch.

Another Hendricks County Law Enforcement Source

Here's the link to the Facebook page for another law enforcement agency, the Hendricks County Sheriff's Office. Check it out:

<https://www.facebook.com/HendricksCountySheriffsOffice>

★ Crime Activity Updates

August: Resident on Oriole Court had damage to all 4 tires on 2 vehicles in his driveway. It was reported to the police and is considered vandalism. You can protect your vehicles by parking them in your garage. All homes have room for at least 2 vehicles.

June & July: No activity reported.

May: No activity reported.

April: In the past few weeks we have received reports of:

- ♦ Paint Ball paint splattered on sidewalk and driveway on Whippoorwill
- ♦ Mailbox post hit and run on Swan Court
- ♦ Peeping Tom spotted by resident on Oriole Ct. about 10:15 p.m.
- ♦ Mail stolen from mailboxes

REMINDERS: Close your blinds and curtains in the evening. Make sure all windows and doors are locked, including those of your vehicles if parked outside. Consider taking your outgoing mail to drop in the mailbox at Meijer's.

If you have cameras and see something suspicious, please share it with the Police Department. Also make [Elaine Kinkead](#) aware as she is in charge of the Block Captains and tracks activities in the community.

RULE TO FOLLOW: Any suspicious person or activity should be reported **right away** to the Plainfield Police. It may seem insignificant, but your report might make a difference in stopping a future incident or apprehending the perpetrator.



Our Management Co.



KIRKPATRICK MANAGEMENT CO, INC. has been providing management services to the Meadowlark community since 2009:

- ✓ Bills and collects annual assessment/special assessment fees.
- ✓ Manages deposit of collections and payment of expenses.
- ✓ Prepares Monthly financial statements.
- ✓ Prepares Annual budget.
- ✓ Works with the Board on the maintenance of all Common Grounds.
- ✓ Works with the ARC group on all improvement requests by homeowners.
- ✓ Notifies, processes, and oversees violations of the covenants by homeowners.
- ✓ Works with the Board on contracts for snow removal, lawn services, and maintenance of ponds and fountains.



Valerie Atwell, Community Association Manager

Kirkpatrick Management Co., Inc.

5702 Kirkpatrick Way, P. O. Box 20630

Indianapolis, IN 46220


Direct: (317) 558-5376 or Office: (317) 570-4358

vatwell@ekirkpatrick.com

<http://www.ekirkpatrick.com/>

Send all questions or issues about lawn services, snow removal and violations to Valerie.

Sunnie Miller, Customer Support Representative

 Direct: (317) 558-5830 or Office: (317) 570-4358

smiller@ekirkpatrick.com

Send all ARC requests to Sunnie for processing.



KMC Connect

KMC provides a portal which allows all Meadowlark residents to view their accounts, pay online, and do a host of other things, such as:

- Receive important community updates from your management company
- Communicate with your management company using private messaging
- Access the KMC community directory
- View your community calendar
- Access documents made available by your management company
- Download the mobile app from the App Store and Google Play
- Log in daily at http://meadowlarkhoainc.frontsteps.com/users/sign_in to see important updates
- and more ...

NOTE: For instructions on how to access the KMC Connect web page, view your pay history, and enter a maintenance issue, [click here](#).



Who Do You Call?

If you have questions or concerns, who do you call?

Contact names are provided below for specific issues.

Is it something else? Use the **Contact Us** page and let us know how we can help you.

[Contact Us](#)



Concern	Contact Person	Email Address	Contact Phone
Accounting/Dues	KMC Accounting		(317) 570-4358
Animal Issues	Hendricks Co. Animal Control		(317) 748-9280
ARC Requests/ Questions	Brenda Stringer Paula Moore Valerie Atwell, KMC	frog lady1990@gmail.com paula.meadowlark@gmail.com vatwell@ekirkpatrick.com	(317) 697-8956 (317) 341-4954 (317) 558-5376
Covenant Violations	Valerie Atwell, KMC	vatwell@ekirkpatrick.com	(317) 558-5376
Grounds Issues	Valerie Atwell, KMC	vatwell@ekirkpatrick.com	(317) 558-5376
HOA Board Questions	Paula Moore	paula.meadowlark@gmail.com	(317) 341-4954
Parking Violations	Plainfield Police		(317) 839-8700
Suspicious Activity	Plainfield Police		(317) 839-8700
Tip Line	Plainfield Police		(317) 754-5200
Web Page Issues	Shirley Hargis	ushargis@yahoo.com	(317) 698-8945
Welcome/Crime Watch	Baine Kinkadee	binkadee38@yahoo.com	(317) 260-9792



Documents

DOCUMENTS ARE PROVIDED ON THIS PAGE to assist you in finding answers to your questions.

To view a document, click the icon name below. You can also download the file to your local device for future reference.


Find our Governing Documents and information on Mailboxes, Trash/Recycling,















Smoke Detectors, Preferred Vendors, and many other helpful sources.

If you have any problems with these files or need assistance, click the button to email us.

Contact us

When you see this symbol -  - it means new info has been added.

 * ARC Form ARC Request for Change Form to use for all outdoor improvement requests.	 Cooking in Garages Requirements and restrictions for cooking in garages.	 Drainage List of vendors for drainage issues.
 Fences Details on fence specifications and requirements.	 Fences for Waste Carts Requirements and diagram of fence for waste carts.	 Garage Door Screens Requirement for garage door screens.
 Governing Documents NOTE: Below are prior versions of the Governing Documents. Once 2024 amendments are filed with the State, these will be replaced. Click a file name to view. <ul style="list-style-type: none">• Articles of Incorporation• By-Laws• Declaration of Covenants• Plat Covenants & Restrictions• COMBINED FILE OF ALL OF THE ABOVE	 KMC Connect/FrontSteps KMC's Web Page Portal. Access to view your account, pay online and more.	 Mailbox Requirements & Source Requirements for Standard and Locking Mailboxes, Sources, Post Paint Formula, How to Order Numbers.
 Meadowlark Facebook Page How to join our FB Group.	 Message from the President Behind the scenes responsibilities.	 New Structure Requirements Requirements for a room addition.



Paint Colors

Approved colors for shutters, doors, windows, trim and more.



Preferred Vendors

List of vendors recommended by Meadowlark residents.



Smoke Detector Replacement

Contact info for free installation; also type of detector and batteries required.



Town of Plainfield Ordinances

TOP Ordinances applicable to Meadowlark plus other info. Click a file name to view:

- ◆ No Parking on Sidewalks
- ◆ No Soliciting
- ◆ Soliciting by Religious Groups
- ◆ Speed Limit Study
- ◆ Combined File of the above and more



Trash/Recycle Sources

Initial info re. Waste Management and contact info.



Utilities & Services

List of contact info for Utilities and other services.



Utility Marking Flags

Explanation of what the different flag colors mean.



Web Page - New Look

Overview of changes.



Welcome Packet

See all the information given to new residents.



Windows

Information on sources for window replacement. Some windows guaranteed for life.

All documents are in Adobe Portable Document format (pdf).
To download the Free Adobe Viewer, click this link:

<http://www.adobe.com/products/acrobat/readstep2.html>

Community Bulletin Board



Do you have items to sell?
Or need help?
Or are looking for a good handyman?
Or have something of interest for our community?
Send us your information and we'll post it on this page.

Contact us

Homes for Sale

Click the link to see homes for sale in Meadowlark.

[Avon-homes/meadowlark-villas](#)



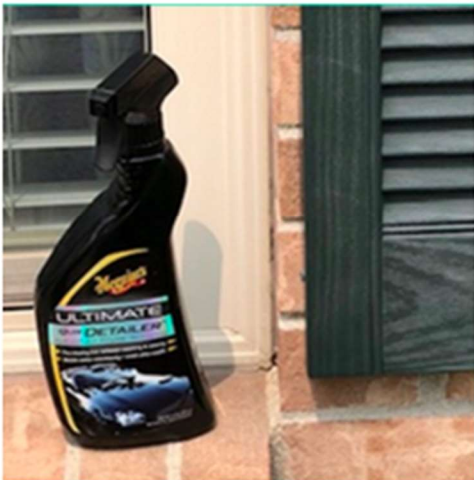
Help Wanted, Items for Sale or Items Needed?

Send it to us and we'll post your request here.

Hints & Hacks

To freshen your shutters, use one of these products.

Maguire's Ultimate Quick Detailer



Armour All Original Protectant



Your Comments

Residents...send us your comments and recommendations and we'll post them here.

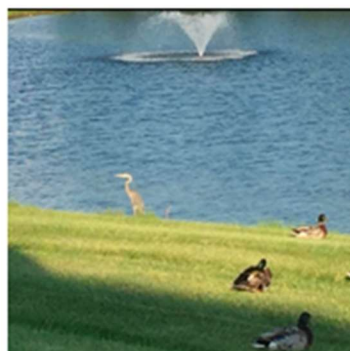
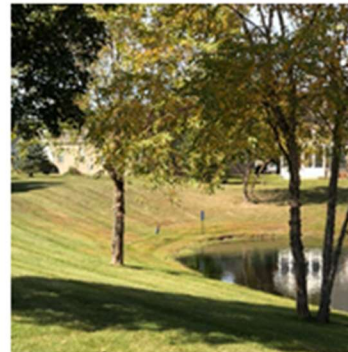
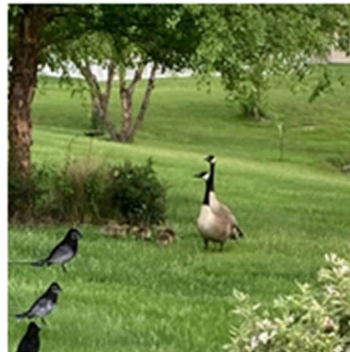
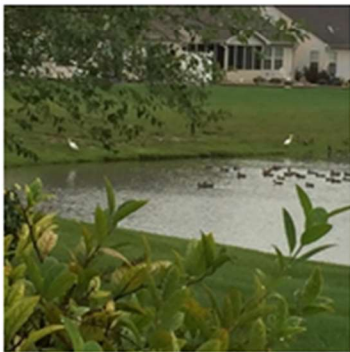
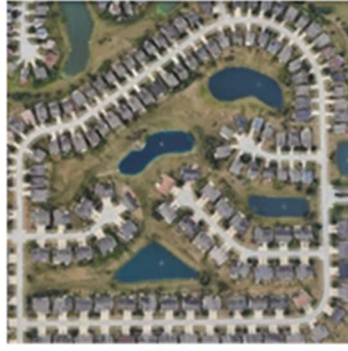
MeadowlarkLakesHOA@gmail.com

Picture Gallery

Enjoy this picture gallery of our neighborhood, and from clubs, events and activities we've all enjoyed.

NOTE: If you have pictures you'd like to share, email them to MeadowlarkLakesHOA@gmail.com.

The Faces of Meadowlark







More pictures from various activities coming soon



Meadowlark History

For historical buffs who like to know what happened in the past, this page is for you. Below you'll find past issues of Newsletters, Web Page Updates, Crime Watch Meetings, Community Events and anything else that might be of historical value about Meadowlark. Hope you enjoy reading about past happenings in our community.

Web Page Updates

Click a link to see website update articles, going back to the Web Page inception in 2015.

Year:	2015	2016	2017	2018	2019	2020	2021	2022	2023
Date:	All	All	All	04-08 05-08 05-17 05-30 06-08 07-23 07-31 09-04 09-17 10-05 10-19 10-29 11-07 12-08	03-16 04-06 05-09 05-22 06-23 07-22 08-05 09-05 09-24 10-06 10-30 11-20 12-22	01-15 02-11 03-13 04-01 05-16 06-15 07-15 08-20 09-20 11-13 12-03 12-23 12-31	01-12 03-16 03-21 04-29 06-16 08-02 08-20 09-04 10-09 10-16 10-26 11-23 12-13	01-19 02-24 04-05 04-27 06-04 06-28 09-07 10-13 11-18 12-31	03-19 05-16 06-12 07-03 07-26 09-07 09-19 10-16 11-23 ✳
2024	Future	Future	Future	Future	Future	Future	Future	Future	Future
First Issue in New Design: 05-09 05-17 06-09 06-22 ✳									

Past Newsletters

Below are past issues of our Newsletter, currently dating back to 2015. Click a link to view that issue.

- [Edition 18 - Fall 2015](#)
- [Edition 19 - Spring 2016](#)
- [Edition 21 - Fall 2017](#)
- [Edition 22 - Spring 2018](#)
- [Edition 23 - Fall 2018](#)
- [Edition 24 - Spring 2019](#)
- [Edition 25 - Fall 2019](#)
- [Edition 26 - Spring 2020](#)
- [Edition 27 - Fall 2020](#)
- [Edition 28 - Spring 2021](#)
- [Edition 29 - Fall 2021](#)
- [Edition 30 - Spring 2023 Final Issue](#)

Past Crime Watch Meetings

Click below to view all Crime Watch Updates & Meetings since 2016.

[2016 thru 2022-All Crime Watch Updates](#)

Past Activities and Events (wip)

Below are pictures and excerpts from past functions and events. Click a link to view that information. (wip)

Get in Touch

Contact us with your questions, your items you want posted to our Bulletin Board or general questions about the Meadowlark Community. We'll be happy to answer your questions and tell you more about what programs and events are offered in Meadowlark.

Full Name

Phone

Email

Address

Subject

Send message

Meadowlark...a great place to call Home!

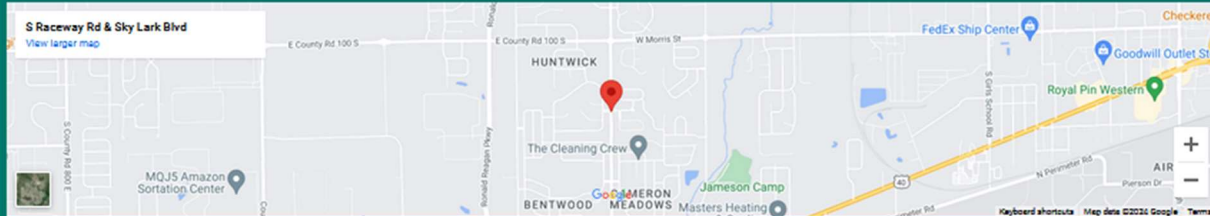


Address

Raceway Road & Sky Lark Indianapolis
IN 46231 US

Email

MeadowlakeLakesHOA@gmail.com



Our Partner



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