

Meadowlark Lakes & Villas

A quiet community of Villas and Paired Patio Homes nestled around five beautiful ponds.

Located in Hendricks County.

Within easy reach of the interstate, schools, restaurants and shopping.

Residents enjoy the flowering trees, fountains, wild life and waterfowl, plus a host of community activities.

Welcome to the Meadowlark Lakes & Villas web page, the perfect neighborhood communications and bulletin board. Find all the community information you need here, from governing documents to events and activities.

Share vital information with one another and stay up-to-date with all the latest news and events. Join us and be an integral part of the local community!

Meadowlark...a great place to call Home.

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



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**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 .

MAILBOX PAINT



There is enough paint left in the paint can for 2-3 more residents to paint their mailbox posts.

Contact [Paula Moore](#) if you need paint.

MAILBOX SPECIAL



Mail Boxes Street Signs
Light Poles

2449 E. Main St.
Greenwood, IN 46143

Raychel Gates
Sales

Direct Line: 317-534-4226
Direct Fax: 317-534-4226
Email: rgates@ostreetscape.com

Main Line: 317-886-4400
Toll Free: 877-55-POSTS
Main Fax: 317-888-7628
Website: www.ostreetscape.com

 Find us on
Facebook

Get your orders placed the week of July 1st to 5th to receive the extra discount on any mailbox work. See info below.


Meadowlark

Exclusive Provider

Week of Special Pricing

Pricing Valid July 1st - 5th, 2024

All orders received during the sale will move into production on the last day of the sale and be ready within 3-4 weeks of that date.


This is the additional savings given to Meadowlark during the Special Week promotion. 

Product Description	Exclusive Provider Pricing	Week of Special Pricing	Savings
Mailbox - Produce a Medium T2 Standard mailbox painted Factory Black with Sand vinyl graphics on both sides (numbers only) in medium Caxton font.	Pick up \$ 67.41 Install \$ 97.41	Pick up \$ 63.67 Install \$ 88.67	Pick up \$ 3.74 Install \$ 8.74
Post- Produce a Blunt 4x4 Cedar Post with Standard Support painted Sagebrush	Pick up \$ 168.53 Install \$ 283.53	Pick up \$ 159.16 Install \$ 269.16	Pick up \$ 9.37 Install \$ 14.37
Entire Unit: (as listed above)	Pick up \$ 235.94 Install \$ 350.94	Pick up \$ 222.83 Install \$ 332.83	Pick up \$ 13.11 Install \$ 18.11
Post Maintenance - Caulk all large cracks and apply one coat of approved paint color	Install* \$ 60.00	Install* \$ 50.00	Install* \$ 10.00

*Install fee is waived if completed at same time as mailbox and/or post

All orders are custom and payment is required at time of order.
Otto's accepts: Visa, MasterCard, Checks, & Cash

Otto's Streetscape Solutions
2449 East Main Street
Greenwood, Indiana 46143



www.ostreetscape.com
(317) 886-4400 877-55-POSTS
info@ostreetscape.com

COMPLIANCE TEAM



Mailboxes that are damaged, need painted or replaced will be cited. Also, mailbox numbers that are not the approved type will be cited for replacement.

REMINDERS

◆ Not sure how to handle an ARC Request?

Go to [ARC Intro & Process](#) to read the process.



◆ Mowing Issue?

Don't contact the Board. Contact Valerie Atwell at KMC, vatwell@ekirkpatrick.com or 317-558-5376.

Also look at the "Lawn Maintenance" section on page 49 in in your Meadowlark Phone Directory for more information.



◆ Trash Pickup Missed?

Don't call the Board. Sorry, we can't help you. It's up to you to handle.

You can call Waste Management but they seldom answer calls. Best bet is to contact Town of Plainfield by going online to enter a complaint. Go to the [Documents](#) page and click on the "Trash/Recycle Sources" file for instructions.

Also go to page 49 in your Meadowlark Phone Directory for instructions.



◆ Association Fees Due When?

These are due July 1st. If you don't pay by July 30th, you will owe a \$50 late charge and also a \$35 late charge for each additional month you don't pay. That's in addition to KMC and Attorney fees if you have to go to Collections. When you don't pay, you end up owing much more than the original dues, so please pay on time.

Pay Dues



A WORD ABOUT ASSOCIATION FEES

Some newcomers to Meadowlark have questioned why each homeowner doesn't pay the exact same association fees...an "equal amount."

The original builder established the fees by dividing the homes into two categories - Villas and Lakes - and assessed the Villas at a higher amount than the Lakes homes. The reasons were based on the simple fact that the Lakes homes were "paired" with 3-sides and lawn only around 3 sides while the Villas were "standalone" homes with 4 sides and lawn all the way around. This meant Villas had more lawn area to be mowed and maintained and consequently should pay higher fees.

The builder considered this to be an "equal amount," or fair share, determined by the type of home, Villas (standalone) or Lakes (paired).

Furthermore, the fee policy has been followed by all boards and homeowners since Meadowlark's inception in 2001. Our homeowners have understood and complied with the policy for 23 years.

The bottom line is we are all paying our fair share, based on the type of home we own, and we will continue to follow this policy.

We hope this clarifies any questions that have arisen.

CONDOLENCES

It has been a sad week for Meadowlark. We learned that resident Marita Blessing, who lived on Swan Court, passed away.

We were also saddened to learn that Charlie Kinkead passed away this past Thursday. Charlie & Elaine have lived on Whippoorwill almost since the beginning of the Meadowlark neighborhood.

Our heartfelt sympathy is extended to the families and friends of both of these Meadowlark residents. They will be missed.

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.

DIRECTORY

This past week we sent a 1-page update covering changes to your Meadowlark Residents Directory since it was issued earlier this year.

If you feel ambitious you can mark the updates in the appropriate places in your Directory, or just print the page and keep it with your Directory.

These updates were only distributed to those for whom we have e-mail addresses. If your neighbor does not use the Internet, it would be a nice gesture on your part to print a copy of the updates and give it to them.

If you have any changes to your information in the Directory, please send them to Shirley Hargis - ushargis@yahoo.com. We've already received some changes since the update went out. We'll send another update in the future and your changes will be included.

NOTE: If anyone needs another copy of the Directory, they are available for \$5.00. E-mail your request to Shirley Hargis. Also note, these directories are meant for Meadowlark residents only.

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!

📍 Meadowlark Lakes & Villas • Raceway Road & Sky Lark • Indianapolis IN 46231



VESTED IN COMMUNITY

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Calendar of Events

August 6 - National Night Out

October 8 - Annual HOA Meeting

Board Meetings

July 9
August 13
September 10

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

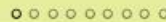
Click the Slider Arrow (→) to view other information.

- 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



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 Kinkead

(317) 260-9792

ckinkead38@yahoo.com



- 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 6:00 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 - The Lunch Bunch

Previously called the Breakfast Club, this group now goes by "The Lunch Bunch." They meet every Friday at Noon at Stacks in Plainfield, 6011 Gateway Dr.

If you are interested, contact:

Diana Eldridge

(317) 403-4835

dolly20609@aol.com



- Clubs - Bunco Club

The Bunco Club meets the 1st Friday of the month @ 6:00 p.m. Members share hosting in their homes and provide plenty of snacks and desserts. 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) 698-9945
ushargis@yahoo.com



Nancy Auberry
Treasurer

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

Liaisons



Brenda Stringer
ARC

1181 Partridge Dr.
(317) 697-5956
frog lady1950@gmail.com



Jonathan Gritzer
Grounds

1101 Blue Bird Dr.
(636) 466-0222
jgritzerpen@gmail.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:** (317) 570-4358
 - **Email:** [Anna Cardenas, CSR - acardenas@ekirkpatrick.com](mailto:acardenas@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

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.

Anna Cardenas, Customer Support Representative

(317) 570-4358
acardenas@ekirkpatrick.com

Send all ARC requests to Anna 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.

Contact Us

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



Concern	Contact Person	Email Address	Contact Phone
Accounting/Dues	KMC Accounting		(317) 570-4358
Animal Issues	Hendricks Co. Animal Control		(317) 748-9250
ARC Requests/ Questions	Brenda Stringer Paula Moore Valerie Atwell, KMC	frog lady1990@gmail.com paula@msadowlark.com vatwell@akirkpatrick.com	(317) 697-8956 (317) 341-4954 (317) 559-5376
Covenant Violations	Valerie Atwell, KMC	vatwell@akirkpatrick.com	(317) 559-5376
Grounds Issues	Valerie Atwell, KMC Jon Gritzer	vatwell@akirkpatrick.com jgritzerpan@gmail.com	(317) 559-5376 (636) 466-0222
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) 754-8200
Web Page Issues	Shirley Hargis	ushargis@yahoo.com	(317) 698-8948
Welcome/Crime Watch	Elaine Kinkoad	ekinkoad38@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.

 <p>ARC Form</p> <p>ARC Request for Change Form to use for all outdoor improvement requests.</p>	 <p>Cooking in Garages</p> <p>Requirements and restrictions for cooking in garages.</p>	 <p>Drainage</p> <p>List of vendors for drainage issues.</p>
 <p>Fences</p> <p>Details on fence specifications and requirements.</p>	 <p>Fences for Waste Carts</p> <p>Requirements and diagram of fence for waste carts.</p>	 <p>Garage Door Screens</p> <p>Requirement for garage door screens.</p>
 <p>Governing Documents</p> <p>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.</p> <ul style="list-style-type: none">Articles of IncorporationBy-LawsDeclaration of CovenantsPlat Covenants & RestrictionsCOMBINED FILE OF ALL OF THE ABOVE	 <p>KMC Connect/FrontSteps</p> <p>KMC's Web Page Portal. Access to view your account, pay online and more.</p>	 <p>Mailbox Requirements & Source</p> <p>Requirements for Standard and Locking Mailboxes, Sources, Post Paint Formula, How to Order Numbers.</p>
 <p>Meadowlark Facebook Page</p> <p>How to join our FB Group.</p>	 <p>Message from the President</p> <p>Behind the scenes responsibilities.</p>	 <p>New Structure Requirements</p> <p>Requirements for a room addition.</p>



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](#)



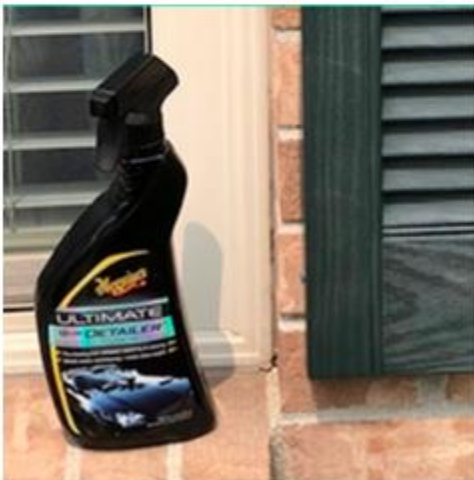
Help Wanted, Items for Sale or Items Needed?

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 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	03-16	01-15	01-12	01-19	03-19
				05-08	04-06	02-11	03-16	02-24	05-16
				05-17	05-09	03-13	03-21	04-05	06-12
				05-30	05-22	04-01	04-29	04-27	07-03
				06-08	06-23	05-16	06-16	06-04	07-26
				07-23	07-22	06-15	08-02	06-28	09-07
				07-31	08-05	07-15	08-20	09-07	09-19
				09-04	09-05	08-20	09-04	10-13	10-16
				09-17	09-24	09-20	10-09	11-18	
				10-05	10-06	11-13	10-16	12-31	
				10-19	10-30	12-03	10-26		
				10-29	11-20	12-23	11-23		
				11-07	12-22	12-31	12-13		
				12-08					

2024	Future	Future	Future	Future	Future	Future	Future	Future	Future
First Issue in New Design: 05-09 05-17 ✨ 06-09									

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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