

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.

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Our Story



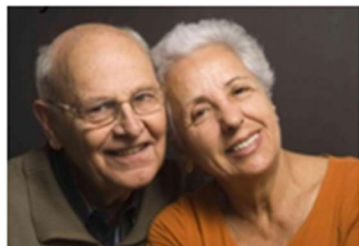
**MEADOWLARK...FOCUSED
ON SUSTAINING
A VIABLE,
WELL-MAINTAINED
AND SECURE
NEIGHBORHOOD**

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?

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What's New in Meadowlark?

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



Web Page - New Look

[Overview of Web Page Changes](#)



Meadowlark Facebook Page

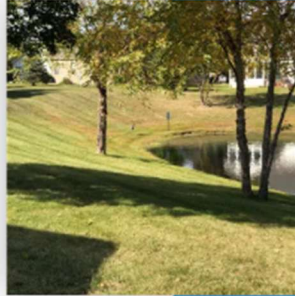
[Join our Facebook Group](#)

♦ Click [Meadowlark History](#) to view past Web Page Updates.

♦ To view the latest "What's New?" articles, **SCROLL DOWN** .

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Reminder of These New Functions

To navigate more easily from one page to the next, use these buttons on each page:

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HINT: Use **ALT + LEFT ARROW** on your keyboard to return to the page you came from, and always use the **F5** Function key from your keyboard to Refresh/Reload the web page.

You can also move to a specific page by accessing the menu at the top right of your screen and selecting a page from the drop-down menu that displays:



Message From The President - 2025

Hello all Meadowlark Residents! Spring 2025 has arrived, and Meadowlark is awakening after a tough winter. Despite the snow and ice, we had few mishaps. Thanks to all of you for your patience and understanding as the Board worked with the Snow Crew to clear our neighborhood. It was a big snow that "walloped" us hard and it took all of us together to get through it.

On March 21st the pond fountains were turned back on. Soon we'll hear lawn mowers and smell fresh-cut grass, followed by early flowers blooming in our gardens. It's a season of renewal for all.

Sidewalks and Parking

More residents are out walking with their pets and greeting neighbors as it gets warmer. It's important to keep sidewalks clear, especially for those using motorized carts or walkers. Parking over sidewalks creates hazards and can result in citations and police tickets, as it's against both Meadowlark Covenant and Hendricks County Law.

Budget

The snow storms significantly exceeded our snow removal budget, costing more than double the planned amount. The Board hopes to recover some costs with missed mows in late summer due to dry conditions, and other cuts. However, there is little to cut as our budget only includes essential expenses for maintaining Meadowlark. We will keep you updated.

Governing Documents

Over the past year, we have worked with attorneys and the courts on two cases under the Indiana HOA act: one for unpaid dues and another for violation. The Board does not enjoy going to court but will do so when owners neglect their responsibilities. Homeowners, must remember that buying a home in Meadowlark means agreeing to follow our Governing Documents, which are legal documents. These rules are essential to maintain our community's cleanliness and appeal, ensure a great living environment, and preserve property values. Homes in Meadowlark have sold quickly and for top-dollar in the past and we want that to continue. By adhering to these regulations, you will help protect and enhance your investment.

Association Fees

Due to the changes voted in last year, a \$50 late fee is applied if your payment is not received by KMC by January 30th and July 30th. Payments must be received (not postmarked) by these dates. If mailing, allow 7-10 days for USPS delivery.

If your dues remain unpaid, you will be charged an additional \$35 per month. Over several months, this can quickly add up to \$85 to \$120 or more. If sent to an attorney for collection, you will incur another \$155 in KMC and attorney fees, plus the ongoing monthly \$35 charge, even while in collections.

Pay your association fees on time to eliminate the late fees, which benefits both yourself and our Meadowlark Budget. If you face financial hardship, contact KMC Accounting for a one-time Payment Plan. The Board will review the request and if approved, your fees must be paid in full before the next assessment. You won't be eligible for another Payment Plan for 5 years.

This Year

It seems all we hear these days is bad news, and it looks like it may get a lot worse before it gets better. We will all face unexpected hardships. It will be difficult to be positive and kind when we are dealing with unwanted trials. But, hopefully in Meadowlark we can continue to show friendship and kindness, be helpful to others, and welcome our new neighbors. Meadowlark is a highly diverse community, with various ethnic groups and cultures coexisting. This year presents an excellent opportunity for us to enhance our understanding of one another and share our cultural backgrounds.

Wishing you all a great year. Stay safe and find happiness in the little things.

Best Regards,

Shirley Hargis, President, Meadowlark HOA Board



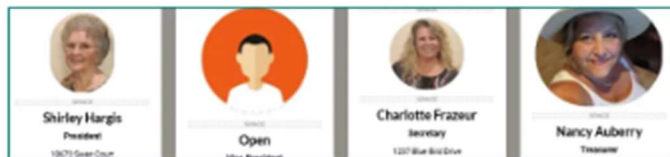
Searching For a Vice President



We are seeking an individual to join our Board as Vice President. Over the next two years, you will gain knowledge about the responsibilities of the Board and prepare to serve as President starting in 2027.

If you are interested in serving our community as Vice President, please contact President Shirley Hargis at (317) 698-8945 or ushargis@yahoo.com. We need you!

Wouldn't it be nice to see **YOUR** picture here as a Board Member?



New 2025 Indiana State Laws

State Income Tax Rate

Hoosiers will notice that as of January 1st, paychecks might look a little bigger. That's because of Indiana's new flat income tax rate. The rate will drop from 3.05% to an even 3% for all Hoosier taxpayers.

Call Before You Dig

Another law that took effect January 1st, involves a dig or excavation project. House Bill 1122 states that workers/individuals will not be allowed to start a dig excavation project until two full business days after they notify utilities to ask for the location of underground lines to be marked.

Updated Indiana Child Labor Laws

Effective January 1st it appears that Indiana has eased restrictions on employers for minors who are working. The biggest change is that all restrictions on the number of hours or times a 16- or 17-year-old can work have been removed. That means that at age 16, teenagers can work any shift that an adult can, with or without adult supervision.

No Turn On Red Change

After March 27th, "no turn on red" signs will be installed at several downtown intersections to reduce vehicle/pedestrian accidents. Locations include these intersections bound by:

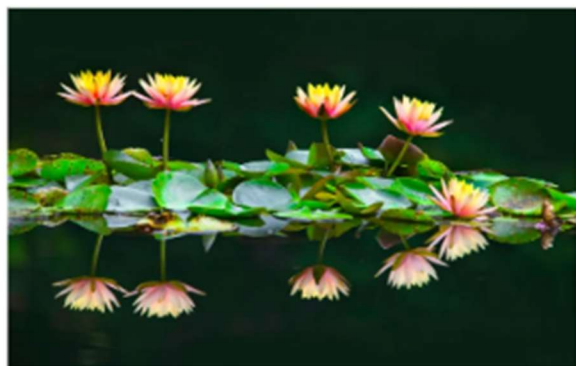
- North Street
- East Street
- West Street
- South Street

Ponds & Fountains

The fountains were activated on March 21st. You may observe scum and algae on the ponds. These will be treated once the water temperature reaches and remains at 60 degrees.

ASAP Aquatics has been our partner for years, and they provide a flyer detailing water temperature conditions and treatment timings for ponds.

[Click here](#) for more information.



Mowing

- Kelly Landscaping will mow every Wednesday, starting **April 9th**. If it's raining or the grounds are too wet, they will mow Thursday or Friday.
- Please clear sticks and debris from your lawns before mowing begins.
- Drives and sidewalks will be edged every other week by Kelly's crew.
- During dry spells in summer, mowing may be skipped, the Board will notify you via email.
- New mulch has been added to entryway flowerbeds/trees and pond trees, enhancing our common grounds.
- For issues with mowing, contact Aubrianna Strickland at (317) 872-8090, (317) 570-4358 or astrickland@ekirkpatrick.com. Include photos with your damage report. Aubrianna will contact Kelly Landscaping to work with you to resolve the issue.

IMPORTANT

In spring, it may be difficult for mowers to see how wet and soggy the areas are in the swales between homes. If this is a problem, it is recommended to put up a "Do Not Mow" sign or some sort of barricade. If that is not possible and your lawn does get ruts or skid marks, please contact [Aubrianna](#) with pictures.

Lawns

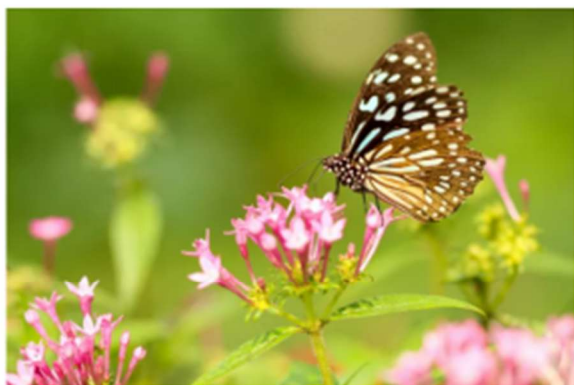
Due to last year's excessive heat and weather conditions, many residents' lawns have been affected. According to the Covenants, maintaining the condition of your laws - including shrubs, trees, plants, and grass - is your responsibility. You may need to seed your property to enhance the grass condition. However, seeding cannot be done until June or later because the pre-emergent has already been applied to the lawns and you need 3+ months before seeding. Please refer to the [Preferred Vendors List](#) for lawn care companies that may be helpful to you.

Waste Pickup Reminders

As always, **whenever** there is a holiday during the week our trash pickup will be delayed 1 day. Trash will be picked up on Saturday.

Expected 2025 delayed dates

Holiday	Date
Good Friday	Friday, April 18th
Memorial Day	Monday, May 26th
Independence Day	Friday, July 4th
Labor Day	Monday, September 1st
Thanksgiving	Thursday, November 27th
Christmas	Thursday, December 25th



Spring Heavy Trash Days

From Town of Plainfield Post: "The Plainfield Spring Heavy Trash Days have been set! The Plainfield Department of Public Works will be hosting heavy trash days on **Saturday, May 3rd and May 10th from 8:00 AM to 3:00 PM**. Plainfield residents may bring acceptable heavy trash items to the designated dumpsters at the town garage located at **990 S. Center Street**. Items accepted include just about everything except hazardous waste, tires, building materials, and yard waste. Residents should remove gas and oil from mowers and leaf blowers."

Meadowlark residents. Take advantage of this free service. Or, you can call Waste Management and make an appointment for them to pick up the items. However, there may be charges involved.

New Residents and Directory Updates

While Elaine Kinked has been recuperating, Carolyn Huber has stepped up and welcomed several new neighbors recently. A spreadsheet has been prepared for the Meadowlark Directory, showing residents who have moved out and new residents who have moved in since the last update in June 2024. Additionally, there is information on the cover pages to be replaced in your Directory.

Resident information is not posted on the website. The updates will be sent via email soon.

Your directory has a wealth of information to assist with your needs. Please refer to the articles on the front and back covers.

Meadowlark Dinner Club

The Dinner Club started up again on March 18th. Interested residents of Meadowlark can contact Wanda or Carolyn to reserve their spot and join in the fun.

Wanda Warren (317) 839-8445

Carolyn Huber (317) 838-7473



Cell Tower Information

Several residents of Meadowlark received notification that Horvath Communications and Verizon Wireless submitted a petition to the Town Of Plainfield of Zoning Appeals. They are requesting a special exception and zoning variance to construct a wireless telecommunications facility at Blue Grass Farms, located at 1201 S. County Road 1050 E., Indianapolis, IN 46231. This site is on the Hobbs Nursery property, situated just southwest of our community.

On March 11th, a few residents attended an informal meeting where they learned that the cell tower will be 115 feet tall with a 5-foot lightning rod on top, totaling 120 feet in height. This complies with the Town of Plainfield ordinance regulations. It was confirmed that the tower will not interfere with the operations of Hobbs Nursery.

During the meeting, questions were raised concerning noise, emission waves, and potential cancer-causing issues. The representative assured attendees that noise from the tower would be minimal, with occasional generator sounds and possibly wind whistling through the top of the tower. Additionally, it was stated that no correlation has been found between these types of cell towers and cancer, according to studies by the American Cancer Society. The cell tower must adhere to all guidelines set forth by the FCC and other regulatory bodies.

A public hearing was held on March 17th at the Council Chambers at Plainfield Civic Center. This final phase included a vote on the proposal. As of this date, the outcome remains unknown. If approved, construction will commence immediately and is expected to take approximately 90 days to complete. For more information [click this link](#).



OTTO'S STREETScape SPECIAL PRICING WEEK

For many years Otto's Streetscape has given our Meadowlark residents a discount on all their mailbox products. In addition, they offer us a "Week of Special Pricing" each year, giving us an additional discount on their products. For 2025, our week is July 14th to the 18th. If you have any mailbox needs, take advantage of this special offer. [Click here](#) for special pricing details.

Contact information: Claire Dodd cdodd@ostreetscape.com or (317) 886-4400

Condolences

We were saddened to hear of the passing of our neighbor Danny Lawrence who resided on Whippoorwill Drive. Our thoughts and prayers are with his family at this time of loss.

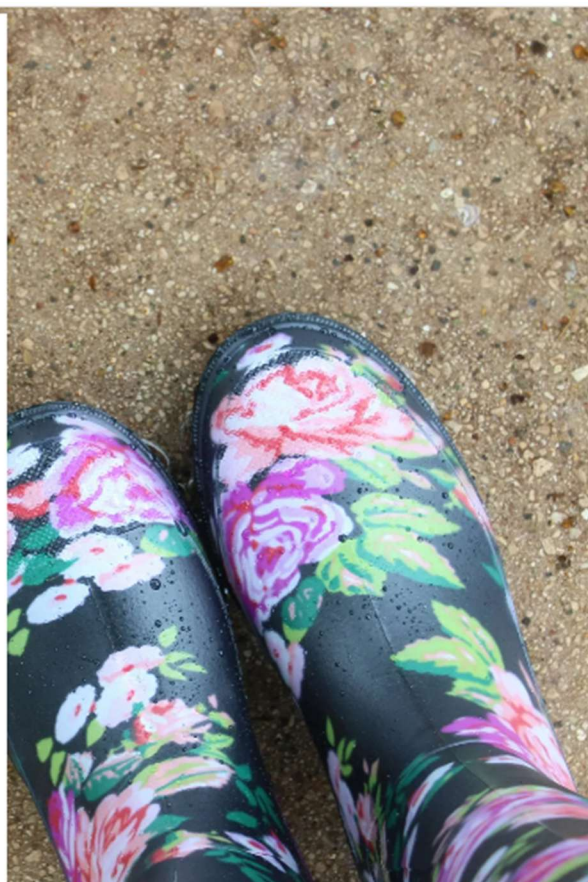


Violations and the Compliance Team

The KMC Compliance Team (CT) conducts regular inspections in our neighborhood every few weeks. They monitor certain conditions as directed by the board. During the spring and early summer, they will focus on the following areas:

- ✓ **Weeds:** Keep your flower beds free of weeds. We take pride in our neighborhood, and when you do your part by keeping your flower beds weed-free, it contributes to the neighborhood's appeal.
- ✓ **Shutters:** The Compliance Team will inspect for faded or damaged shutters. If you require assistance in painting or replacing them, check the **Preferred Vendors** list available on the **Documents** page.
- ✓ **Algae:** Algae on our siding is unsightly. Check the **Preferred Vendors** list for removal services.
- ✓ **Mailbox Posts:** The CT will inspect the posts and advise if repairs or painting is needed. Due to budget restrictions, the board will not provide free mailbox post paint this year. [Click here](#) to see the article with the paint formula.
- ✓ **Trash Carts:** CT will monitor trash carts left outside. They must be stored in the garage and not visible to the public.

MeadowLarkLakesHOA@gmail.com



When to Contact KMC

Aubrianna Strickland

KMC CAM (Community Association Manager)

Call Aubrianna:

- Anytime you have a vendor-related issue concerning lawn care or snow removal; always send pictures.
- If you see a violation; include pictures when you report it.
- If you receive a Violation Letter and have questions.

Phone: (317) 872-8090 or (317) 570-4358

Email:

astrickland@ekirkpatrick.com

Accounting Department

Collections, Financials, Accounting

Call KMC and ask for the Accounting Dept.:

- If you have questions regarding your dues.
- If you have questions about a Payment Arrangement.
- If you have any other financial questions.
- If you have a question about collections. You should call the Attorney handling your account. For general questions, call the KMC Accounting Department.

Phone: (317) 570-4358

KMC Connect/ FrontSteps

KMC Web Page and Portal

• If you haven't already set up your login for the KMC Connect Portal, we encourage you to do so.

• You can view the status of your account and many other features.

• Here's the link:

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



Happy Easter

Easter is meant to be a symbol of hope, renewal, and new life.

-Janine di Giovanni-

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★ Calendar of Events

June	14th	Garage Sale
October	7th	National Night Out at Hummel Park
October	14th	Annual Meeting

★ Board Meetings

April 8th
May 13th
June 10th
July 8th
August 12th
September 9th
October 7th

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

< OR >

Carolyn Huber, (317) 838-7473, carolynhuber49@icloud.com



- 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](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



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

Have Questions?

[Contact us](#)

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MEET THE BOARD

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




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


We need YOU here!



Open
Vice President
Interested in Serving? Contact the President.




Charlotte Frazeur
Secretary
1237 Blue Bird Drive
(317) 366-6505
hipchick1965@yahoo.com



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


Liaisons

SPACE



Kevin Lewis
Grounds Liaison
10749 Whippoorwill Lane
(317) 339-5769
kmlewis1979@gmail.com

SPACE



Paula Moore
ARC Liaison
10770 Whippoorwill Lane
(317) 341-4954
paula.meadowlark@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: Office: (317) 570-4358 or *Direct: (317) 558-5830
 - Email: [Sunnie Miller, CSR - smiller@ekirkpatrick.com](mailto: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. [46220-0630](#)

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.



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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 3 inches; driveways and sidewalks to front door are hand-shoveled. If you have questions, contact the [Management Co.](#)
- Trash pickup is Friday a.m. Trash and Recycle carts

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 October 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.

In Case Of Emergency

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

🌟 2025 Incidents

No incidents reported as of 4/1/2025.

🌟 2024 Incidents

September, October: No activity reported.

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 - (317) 839-8700. 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.

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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.



Aubrianna Strickland, Community Association Manager (CAM)

Kirkpatrick Management Co., Inc.

5702 Kirkpatrick Way, P. O. Box 20630
Indianapolis, IN 46220
Direct: (317) 872-8090 or Office 24/7 Number: (317) 570-4358
astrickland@ekirkpatrick.com
<http://www.ekirkpatrick.com>

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

Sunnie Miller, Customer Support Representative (CSR)

Direct: (317) 558-5830 or Office 24/7 Number: (317) 570-4358
smiller@ekirkpatrick.com
Send all ARC requests to our CSR 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](#).

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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) 745-9250
ARC Requests/ Questions	Paula Moore or Aubrianna Strickland, KMC CAM	paula@meadowlark.com astrickland@ekirkpatrick.com	(317) 341-4954 Direct: (317) 827-8090 *Office: 317-570-4358
Covenant Violations	Aubrianna Strickland, KMC CAM	astrickland@ekirkpatrick.com	Direct: (317) 827-8090 *Office: 317-570-4358
Grounds Issues	Aubrianna Strickland, KMC CAM	astrickland@ekirkpatrick.com	Direct: (317) 827-8090 *Office: 317-570-4358
HOA Board Questions	Shirley Hargis	ushargis@yahoo.com	(317) 698-8945
Parking Violations	Plainfield Police		(317) 839-8700
Suspicious Activity	Plainfield Police		(317) 839-8700
Tip Line	Plainfield Police		(317) 754-5200
Web Page Issues	Charlotte Frazier or Shirley Hargis	hipchick1965@yahoo.com ushargis@yahoo.com	(317) 366-6505 (317) 698-8945
Welcome/Crime Watch	Elaine Kinkead or Carolyn Huber	ckinkead38@yahoo.com carolynhuber49@icloud.com	(317) 260-9792 (317) 838-7473

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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.

- Articles of Incorporation
- By-Laws
- Declaration of Covenants
- Plot 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>

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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.

Need a Vendor?

Spring Cleanup.

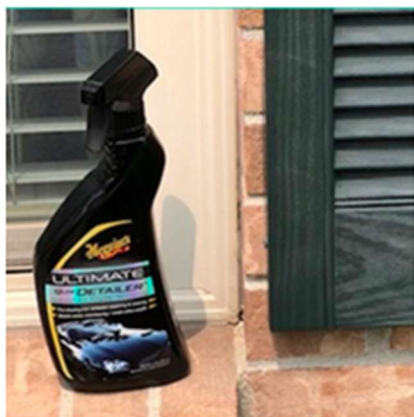
Need a Spring Cleanup of your yard? Leaves and sticks picked up? Pruning? Removal of dead Shrubs and Weeds from your Flowerbeds? Flowerbeds treated to prevent weeds? [Click this link](#) to view a list of Preferred Vendors.

This spring we are recommending **Green World Lawn and Landscape** - Brian at (317) 402-6582
greenworldlawnandlandscape@yahoo.com.

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

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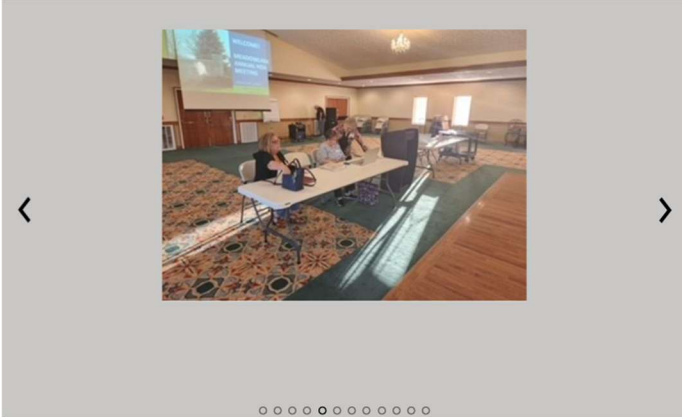
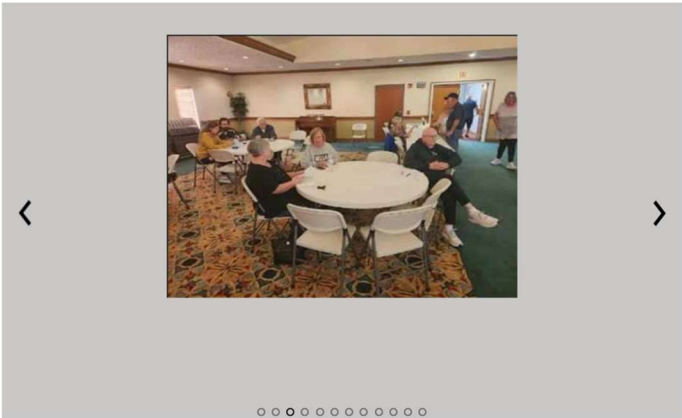
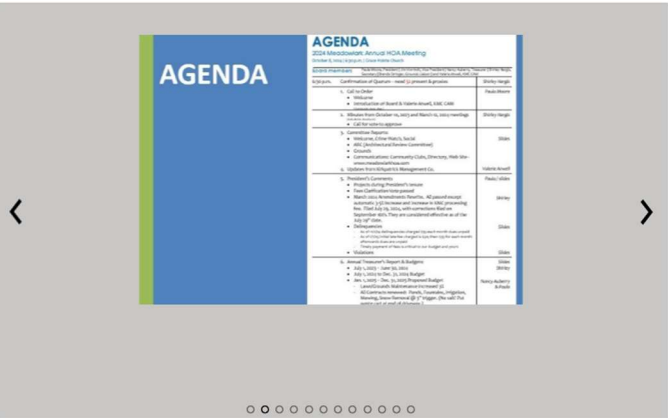
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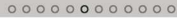
Picture Gallery

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

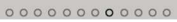
NOTE: If you have pictures you'd like to share, email them to MeadowlarkLakesHOA@gmail.com.

Pictures from Community Activities

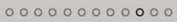




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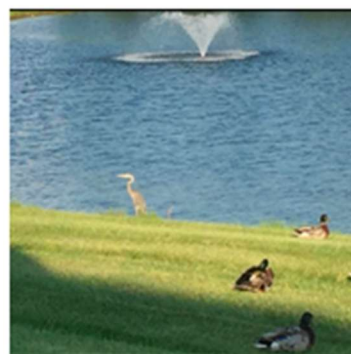
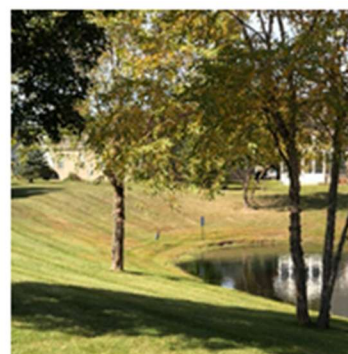
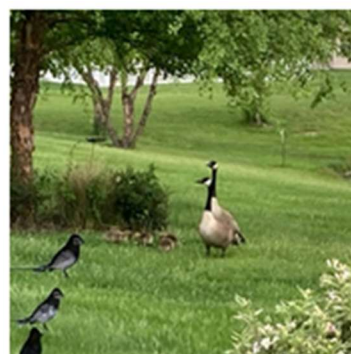
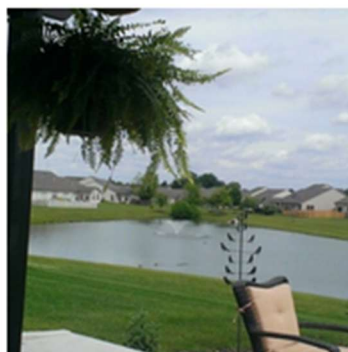
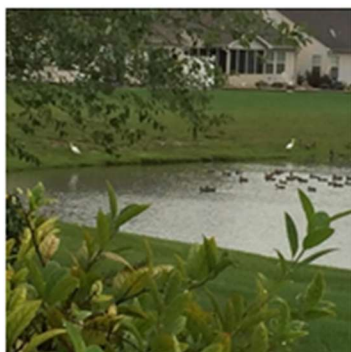
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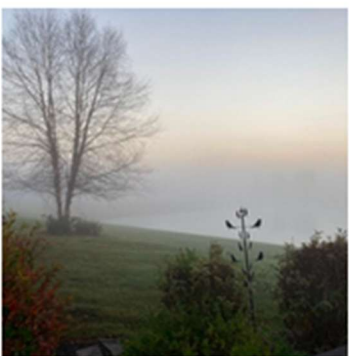
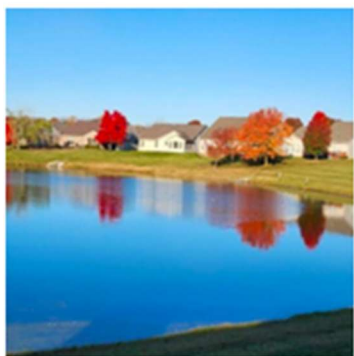
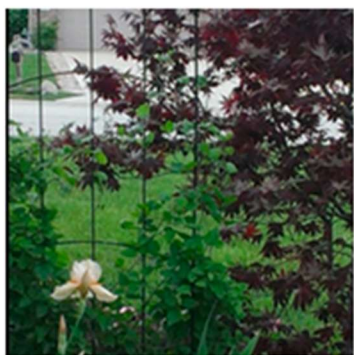
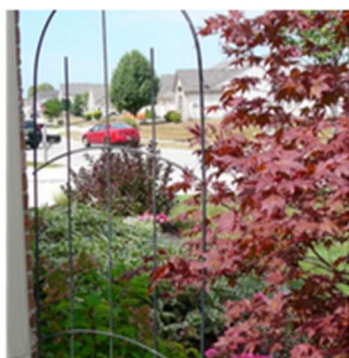
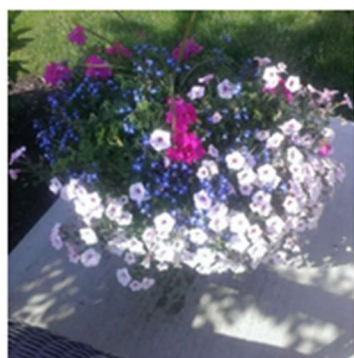


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Valerie Atwell	Charlotte Frazeur	Shirley Hargis	Kevin Lewis
Kirkpatrick CAM	Secretary & Comms	President	Grounds Liaison

The Faces of Meadowlark







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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	2025	Future	Future	Future	Future	Future	Future	Future	Future
New Design: 05-09 05-17 06-09 06-22 09-17 10-02 ✖ 12-23									

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](#)

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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!

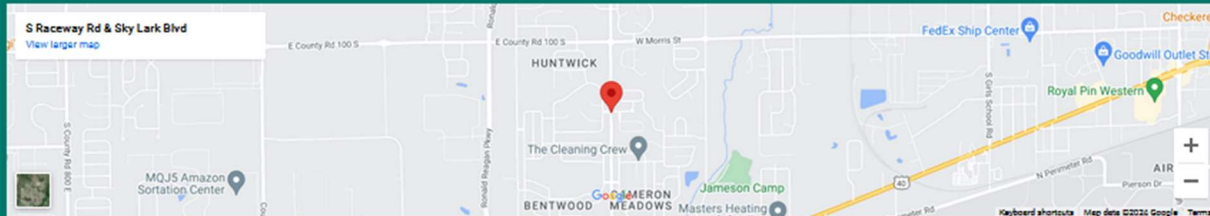


Address

Raceway Road & Sky Lark Indianapolis
IN 46231 US

Email

MeadowlakeLakesHOA@gmail.com

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Our Partner



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



VESTED IN COMMUNITY

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