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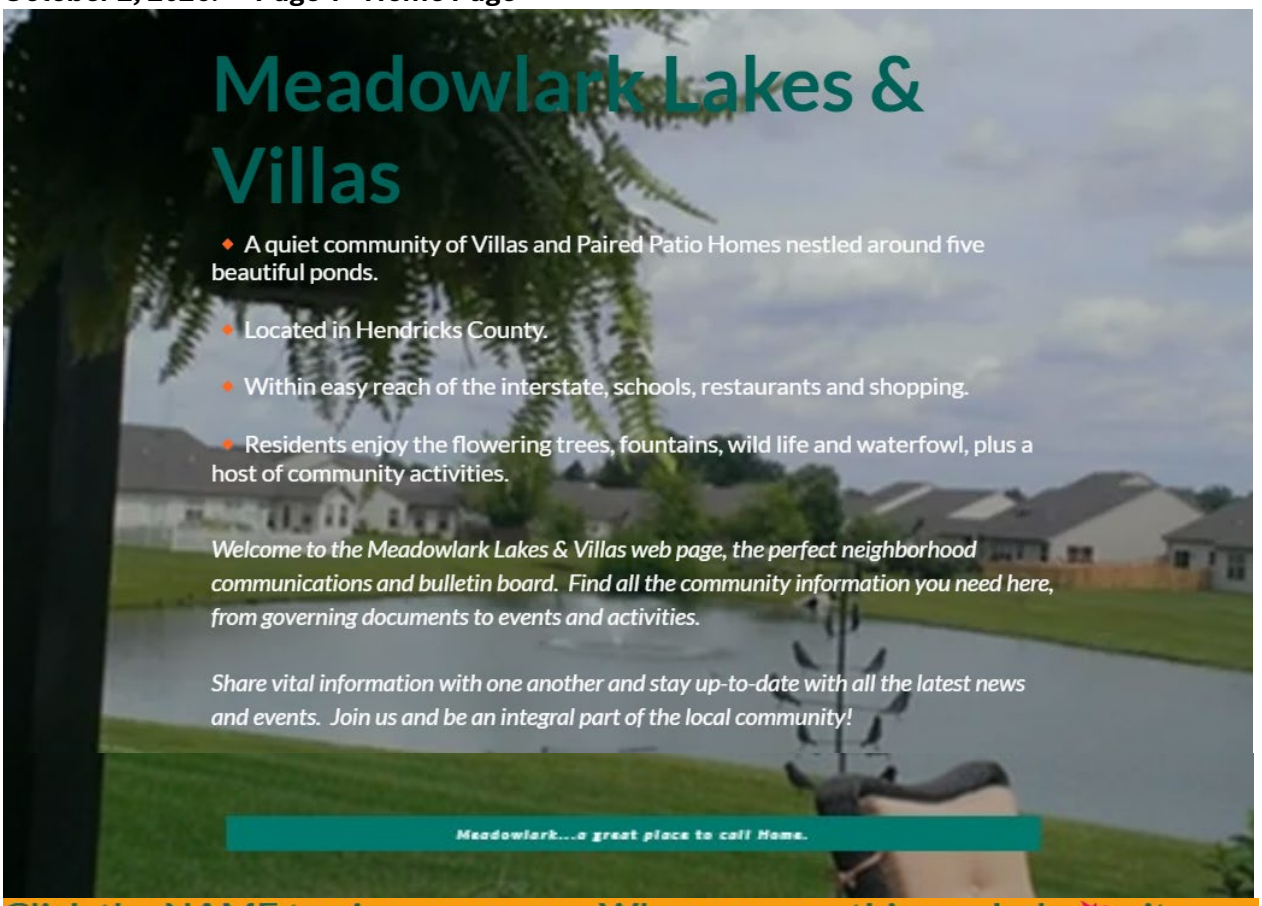

Click the NAME to view any page. When you see this symbol - ✸ - it means new info was added.

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

VESTED IN COMMUNITY

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Our Story



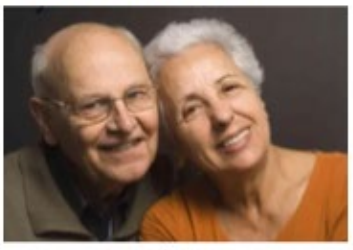
MEADOWLARK...FOCUSED ON SUSTAINING A VIABLE, WELL-MAINTAINED AND SECURE NEIGHBORHOOD

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

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What's New in Meadowlark?

Meadowlark Facebook Page

Join our Facebook Group

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

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- Click **Meadowlark History** to view past Web Page Updates.
- To view the latest **What's New?** articles, **SCROLL DOWN** ⬇️.

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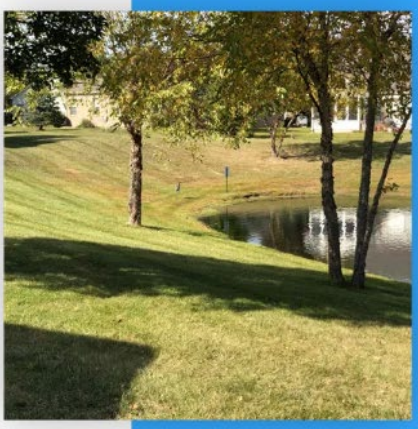




6:30 - 8:30 p.m. * Grace Pointe Church * Raceway Road and 100S

You should have received a mailing from KMC regarding our Annual HOA Meeting on October 13th. It included a Proxy Form, a Candidacy Form and our 2027 budget.

You will be receiving another mailing from KMC which will include the Voting Ballot for the Fees Increase which was inadvertently left out of the first mailing. Also included is another copy of the 2027 budget, this one in color.

- ***If you plan to attend the October 13th meeting, please bring your Ballot with you.***

- ***If you would like to serve on the board or in some other capacity, please bring the completed Candidacy form with you also.***

- ***If you cannot attend and are having the President vote as a Proxy for you, please see that the Proxy form is either mailed to KMC or given to a board member by October 9th. Also include your Ballot with the Proxy form.***

Click below for a copy of the Voting Ballot and other documents, which you can downloadand print .

- **Proxy Form**
- **Candidacy Form**
- **Voting Ballot**

Here are the candidates for Officers. If you would like to serve in any capacity, please fill out the Candidacy form and let the Board know.

President	– Jon Gritzer
Vice President	– ***Open***
Secretary	– Maggie Dynes
Treasurer	– Nancy Auberry
ARC Liaison	– ***Open***
Grounds Liaison	– Reggie Laratte

Also Needed:

Web Page Manager
Adopt-A-Pond Captains
Architectural Review Committee Members
Crime Watch Captains

No Quorum? No Vote?

What happens if we don't have a quorum at the Annual Meeting and can't vote on the fee increase; or what happens if we can vote, and the increase doesn't pass?

In either case, we can't use money from the Reserve Fund; it is for major Common Grounds projects and can't be used to pay normal expenses.

So when we run out of Operating money, the Board will have to take out a loan. A Special Assessment will then be charged to each homeowner for the loan plus any additional expenses.

Food for Thought. Which makes more sense…to pay a smaller increase for our annual fees or a much larger Special Assessment.

Final comment. It is vitally important to our community that our homeowners attend the Annual Meeting. This is the time you can actively affect the future direction of Meadowlark.
PLEASE ATTEND.

Sincerely,

Shirley T. Hargis, President

Meet Our Grounds Liaison



In our last issue we introduced our new Grounds Liaison, Reginald Laratte. "Reggie" was born in Haiti and grew up in Massachusetts and moved to Indiana after the Navy to rejoin his family. He has worked at the Indianapolis Public Library for over 11 years and currently works in HR. He has a Bachelor degree in HR and Business Management from the Kelley School of Business at IUPUI. He chose to live in Meadowlark to remain close to his two daughters and to build a new sense of community. He has traveled to over 17 countries and is addicted to technology, especially cell phones and smart home devices.

National Night Out

A Celebration of Safety, Fun & Togetherness!

Plan to attend the eagerly awaited **National Night Out Against Crime** - an initiative promoting community partnerships and crime prevention. This event brings neighbors, public safety teams, and local organizations together for an evening of fun and connection. Enjoy interactive activities, meet your local police and fire personnel, and learn more about keeping our community safe.

Event Details

- **Date:** Tuesday, October 6th, 2026
- **Location:** Hummel Park (West Side), Charleston Pavilion
- **Time:** 5:00 PM – 7:00 PM
- **Cost:** FREE for all ages

What to Expect

- Meet and greet with Plainfield Police Department, Fire Department, and other public safety agencies
- Bounce houses, yard games, and a live DJ
- Community vendors and interactive booths
- Free giveaways and family-friendly activities
- Complimentary food provided by our generous sponsors

HELPING HANDS



A few years ago, we had a Helping Hands initiative where residents helped others in Meadowlark by weeding their flowerbeds. We are once again asking any of our elderly residents or those with health issues needing help with weeding to let us know.

At the same time we are also asked for volunteers in Meadowlark willing to assist those who need our help.

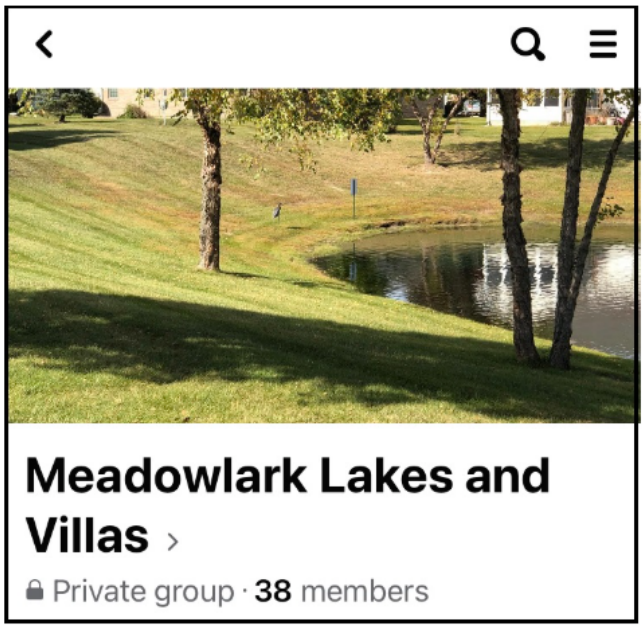
If you need help or are willing to lend a Helping Hand to do a little weeding, please contact:

Jon Gritzer
(636) 466-0222
jgritzerpsn@gmail.com

Meadowlark Facebook Group

We encourage you to join our Meadowlark Facebook Group for residents only. Its primary purpose is to immediately advise you of pertinent information regarding issues and activities in our community.

Go to the Documents page and click the "Meadowlark Facebook Page" file name for instructions.



If you have trouble signing up, email Paula Moore at paula.meadowlark@gmail.com

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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!

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Calendar of Events

2026 Events

October 6 - NNO
October 13 - Annual Meeting

Board Meetings

April 13
May 18
June 15
July 12
August 17
September 21
***
Annual Meeting
October 13

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 SIIder 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 Kinkead
(317) 260-9792
ckinkead38@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!

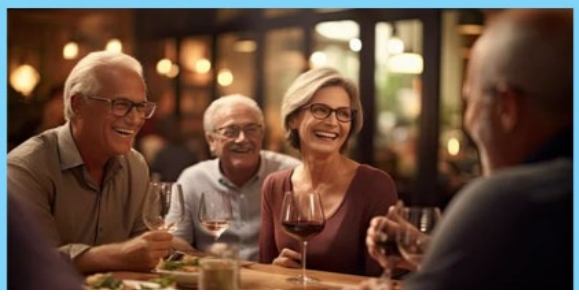


- Clubs -
Dinner Club

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



Page 5 – Meet the Board of Directors

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!

2026 Officers



SPACE

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



Jonathon Gritzer
Vice President
1101 Bluebird Drive
(636) 466-0222
jgritzerpsn@gmail.com



OPEN
Secretary
We need you HERE!

SPACE



SPACE

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

Liaisons
Liaisons



Reggie Laratte
Grounds Liaison
1243 Blue Bird Drive
(317) 590-0466
rlaratte@gmail.com



Maggie Dynes
ARC Liaison
10746 Whippoorwill
(317) 652-5209
maggie.meadowlark@gmail.com



WORKING TOGETHER
to keep our neighborhood safe, inviting & beautiful

SPACE

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Page 6 – ARC Intro & Process

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: ***Effective 4/1/26, along with New changes, Replacements and Color Changes to be made to the exterior of a house or to a lot MUST have the approval of ARC. Only those items listed below as "Exceptions" are exempt from ARC approval.***

ARC Requirements

The table below explains what improvements are exempt from ARC approval, which ones do need ARC approval, and which ones are not allowed. **Effective 4/1/26**, the changes made to this information, shown below, supersede information in our Declaration and Plat Covenants.

Exceptions

*These **Do Not require** submission of a Request for Change form or approval from ARC*

Flower Beds:

- Flowers, shrubs, mulch, small ornamental trees, 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; also around utility boxes in your yard, so long as they do not inhibit a service technician's access to the box.
- Replacement of existing trees so long as they are planted in the same place. New or additional trees must be approved.

Exterior:

- 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.

Needs Approval

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

Exterior of House:

New:

- Any New improvement, such as, but not limited to, storm doors, security doors, retractable awnings, decorative fixtures, room additions, new satellite dish.
- A second satellite dish.

Replacement:

- Replacement or painting of existing doors, windows, shutters, gutters, downspouts, fascia, trim, siding, garage doors and roof *(must be the same or as close as possible to the original colors).*
- Any Color Changes to existing items. *See list of Paint Colors on the **Bulletin Board** page.*
- Replacement of, but not limited to, existing pergolas, patios, awnings, patio dividers and fences.

Not Allowed

***Not allowed** in Meadowlark; if submitted, will be denied*

- Large or Permanent Swimming pools, sport hard courts, permanent 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.*

♦**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.*

	• **Effective 4/1/26,** along with New improvements, ALL Replacements and Color Changes must be submitted to ARC for approval, to guarantee that the approved color scheme and standards of the community are met. **Lot Improvement**: • New improvements such as, but not limited to, trees, decks, pergolas, patios, retaining walls, fences, fountains, walkways, pavers, drainage, irrigation systems. • Replacements of any of the above.	

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, a Replacement, or a Color Change 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

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) 827-8086***
   - ***Email: Whitney Crabtree, CSR - wcrabtree@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, replacement or color change 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:

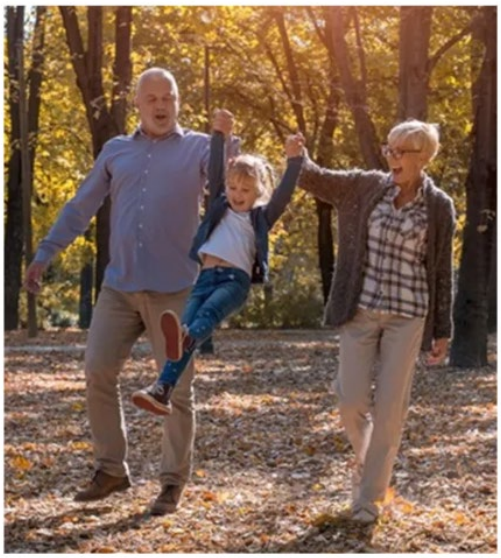
- Association dues are paid semi-annually each year. First one is due January 1st, second one due July 1st. Please be prompt, as late fees do apply. Questions? Contact the **Management Co.**
- Lawns are normally mowed on Wednesday. If you experience problems, contact the **Management Co.**
- Mowers do 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 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 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. If a National Holiday falls on a weekday, our pickup is delayed until Saturday morning.
- 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.
- Improvements/replacements 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 unless noted)*	
Wanda Warren	839-8445	Blue Bird Drive
Steve & Nita Kirchhoff	847-8459	Cardinal Circle
Janice Bobb	839-726	Crane Drive
Roy Gilbert	441-2124	Crane Drive & Huntwick Drive
Carolyn Ruark	(765) 721-2029	Oriole Court
Cheryl Clarkson	838-0300	Partridge Drive & Swan Court
Charley Crane	508-9151	Whippoorwill Lane
Elaine Kinkead	260-9792	Whippoorwill Lane
Bill Moore	341-4977	Whippoorwill Lane

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

Another Hendricks Co. Law Enforcement Source

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

https://www.facebook.com/HendricksCountySheriffsOffice

Crime Activity Updates

2026 Incidents

No incidents reported to date.

2025 Incidents

- **September.** No incidents reported.
- **July/August.** No incidents reported.
- **June:** Altercation outside a home on Crane Drive this past week and several patrol cars and an ambulance responded.
- **April:** 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.



KMC KIRKPATRICK

Aubrianna Strickland, Community Association Manager (CAM)

Kirkpatrick Management Co., Inc.

5702 Kirkpatrick Way, P. O. Box 20630
Indianapolis, IN 46220
Direct: (317) 827-8090 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.

Whitney Crabtree, Customer Support Representative (CSR)

Direct: (317) 827-8086 or Office 24/7 Number: (317) 570-4358
wcrabtree@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	Maggie Dynes or Aubrianna Strickland, KMC CAM	maggie.meadowlark@gmail.com astrickland@ekirkpatrick.com	(317) 652-5209 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	Shirley Hargis	ushargis@yahoo.com	(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 Requirements

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
- Plat Covenants & Restrictions
- COMBINED FILE OF ALL OF THE ABOVE

- Resolution re. Temporary Patio Fences
- Violation Fines Schedule

KMC Connect/FrontSteps

KMC's Web Page Portal. Access to view your account, pay online and more.

Mailbox Specifications
How To Order Numbers

Requiremens 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



Other:

https://edge.brokerbay.com/external/#/dash/v3--d23faf973c37e9d1e619ac38cacfb01d0ad3a9222af29925c4ccda5207da89d2b3371108d1b724e5b64eccfd71672270/listing/68669d1147c6cfe41ff1e9ef

Help Wanted, Items for Sale or Items Needed?

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

Need a Vendor?

Now is the time to aerate and seed your lawn before winter sets in. Doing so now will give your lawn a great start for next year.

> *Need to fix dead and bare spots in your yard? May we recommend this company:*
> ***IndySod***
> ***3005 N 350W***
> ***Lebanon, IN 46052***
> ***(765) 482-0033***
> **https://www.indysod.com/**
>
> *Need pruning, grub treatment, weeds pulled, fixing bare patches in your lawn? May we recommend this company:*
> ***GWL&L***
> ***(317) 402-6582 (call or text)***
> **greenworldlawnandlandscape@yahoo.com**

Need an All-Around Handyman? May we recommend:

Brandon Davis
(317) 693-4470

He does just about everything, inside and out, except electrical, but has a good source for that if needed. Detail-oriented and a hard worker.

Need trees trimmed or removed? May we recommend:

Matt's Tree Service
Avon, IN
(317) 745-1970
mattstreeservicellc.com

Click here for the Preferred Vendors List.

AES Electric Rate Calculator

Get one of your AES bills; then click this link to calculate your AES electric bill increase. Enter all information requested from your bill. You'll see the July 1st increase, plus the January 1, 2027 increase, which will be your monthly rate for 2027.

https://www.aesindiana.com/rate-review?utm_source=chatgpt.com

Mailbox Post Paint Formula

Base: DEEP
Exterior Woodscapes Latex Flat Or Exterior Latex Flat
One Gallon

(We recommend the Exterior Latex Flat as the Woodscapes is a stain and more expensive.)

Blend-a-Color Formula

Colorant-------OZ.	32	64	128
W1 White -	16	-	1
B1 Black -	47	1	-
R2 Maroon -	8	-	1
Y3 Deep Gold -	55	1	-

Mailbox Replacement

Contact Otto's for any mailbox needs.

Otto's
STREETSCAPE SOLUTIONS
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

Click for instructions on **How to Order Mailbox numbers**.

Click for **Mailbox Specifications**.

Otto's 2026 - 2027 Pricing for Meadowlark

Meadowlark

Exclusive Provider Pricing

Contract Dates Valid

January 2026 - December 31, 2027

Product Description	Standard Pricing	Exclusive Provider 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 $ 74.90 Install $ 114.90	Pick up $ 67.41 Install $ 97.41	Pick up $ 7.49 Install $ 17.49
Post- Produce a Blunt 4x4 Cedar Post with Standard Support painted Sagebrush	Pick up $ 197.95 Install $ 337.95	Pick up $ 178.16 Install $ 308.16	Pick up $ 19.79 Install $ 29.79
Entire Unit- (as listed above)	Pick up $ 272.85 Install $ 412.85	Pick up $ 245.57 Install $ 375.57	Pick up $ 27.28 Install $ 37.28
Post Maintenance - Caulk all large cracks and apply one coat of approved paint color	Install* $ 80.00	Install* $ 60.00	Install* $ 20.00

*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

Approved Paint Colors for Meadowlark

The table below lists all the approved paint colors allowed in Meadowlark.

General Information	Shutters & Front Doors	Other Exterior Items	Colors
◆ **Effective 4/1/26**, all new, replacements, and paint color changes must be approved by the Architectural Review Committee. ◆ Owners who have the Builder's Specifications and Blueprints for their homes can find the original colors on the "Exhibit B" To Real Estate Purchase Agreement Selection of Features & Options form. The paint sample submitted to ARC for approval must match or be as close as possible to the original color. ◆ Owners who do not have the original Specifications/ Blueprints for their home must have approval from ARC, and the paint colors submitted must match or be as close as possible to the current color.	**Approved Colors**: ◆ Black ◆ Federal Brown (dark brown) ◆ Gray ◆ Hunter Green, Midnight Green (dark shade of green) ◆ Navy Blue ◆ Royal Garnet, Bordeaux or Merlot (deep purplish red) ◆ Sand (beige) ◆ White Shutters and Front Doors MUST be the same color. **Effective 4/1/26**, owners can change the paint color of their Shutters and Front Door but **only with approval** from the Architectural Review Committee and the color submitted must be on the above Approved Colors list.	***Almost all homes are in beige tones.*** ◆ Siding, Soffit, Fascia, Trim/ Posts ◆ Gutters, Downspouts ◆ Garage Doors ◆ Windows ◆ Roofing ◆ Brick ***Homes with white siding.*** ◆ Siding, Soffit, Fascia, Trim/Posts, Gutters, Downspouts ◆ Garage Doors ◆ Windows ◆ Roofing ◆ Brick	***Here are the Colors:*** = Sand, Sandtone = Wicker, Antique Ivory = Sandtone = Beige = Weathered Wood, Weathered Grey = Chelsea, St. Thomas ***Here are the Colors:*** = White = White = White = Weathered Wood, Coastal Granite = Old Indiana Tudor

- **Single Dwelling Homes.** Shutters and Window Trim must be the same color on both stories of the home.
- **Paired Patio Homes.** The paint colors used on one Residence Unit are not required to match the colors used on the attached Residence Unit, although it is preferred that they be the same.
- **Color Violations.** Colors other than those listed in the above Approved Paint Colors list are considered a violation, and ***the Owner of the Residence Unit will be expected to change the color to one of the approved colors*** at the Owner's expense.

ARC Exceptions & Requirements

See the Chart on the **ARC - Intro & Process** page for complete details on improvements that are Exceptions, ones Needing Approval, and Items Not Allowed in Meadowlark.

Waste Management Holiday Schedule

Normal trash pickup is Friday morning. Trash carts should be at curbside by 6:30 a.m., placed 3 feet apart. When a National Holiday falls on a weekday, pickup is delayed until Saturday morning. Here is the schedule. Also read the information on the back pages of your **Meadowlark Directory** for more details. For the latest information, go to Waste Management's web page: **https://www.wm.com/us/en/holiday-schedule**

2026 DATES	HOLIDAY
Monday - May 25th	Memorial Day
Saturday - July 4th	Independence Day (we may not be affected; clarification later)
Monday - September 7th	Labor Day
Thursday - November 26th	Thanksgiving
Friday - December 25th	Christmas
Friday - January 1, 2027	New Years Day

Meadowlark Violation Fines Schedule

MEADOWLARK VIOLATION FINES SCHEDULE
Effective July 12, 2026
Indiana Homeowners Association Act, found in Title 32,
Article 25.5 of the Indiana Code

As of July 1, 2026, Indiana HOAs may charge fines for Violations. The Meadowlark **Plat Covenants and Restrictions** define all activities and improvements that are allowed or not allowed in our community. Guidelines for all activities must be followed. All outside new enhancements and replacements of existing items must be approved by the Architectural Review Committee by the submission of an ARC Request for Change form. A violation occurs when you disregard activity guidelines or do not request ARC permission for an improvement or replacement. Violations can be avoided by following the guidelines stated in our Governing Documents.

Meadowlark has divided the violations set forth in the Governing Documents into two (2) categories: **Minor and Major**. Minor violations, such as trash cans left out or garage lights not working, are generally easy to correct. Major violations are those that can affect our property values and Meadowlark's appearance, harmony or character, including unapproved installations and paint colors.

Each category has a Fines Schedule that applies to all violations within that category. A repeated violation in a category, such as recurring weeds in a yard, is subject to increased fines for the second and third occurrence **within a calendar year**. A fourth and additional repeat occurrences will be charged at the third-violation fine amount. Resolved recurring violations cease at the end of the calendar year and begin anew as of January 1st of the following year. Any unresolved violations continue the process until resolved and apply to the year in which the violation occurred.

PROCESS

1st Letter is a Warning; 20 days to resolve.

2nd Letter a fine is charged; 10 days to resolve.

3rd Letter a higher fine is charged. This fine is charged daily until violation is resolved or fine reaches the **Cap**, which is the maximum amount that can be charged for a violation.

Cap Reached. If unresolved when Cap is reached, the violation is turned over to the Attorney for resolution and payment of all fines and costs. **All fines are assessments on the land and owner(s).**

NOTE: *To avoid violations, read the* ***Plat Covenants & Restrictions*** *section of our Governing Documents for detailed explanations on activities and improvement requirements. Furthermore, if you cannot resolve the violation within the specified time,* ***CONTACT KIRKPATRICK MANAGEMENT CO.*** *with an explanation. If reasonable, the violation can be placed on Monitored and Fines paused while the Board helps you reach a satisfactory resolution for all concerned.*

KMC: *Aubrianna Strickland astrickland@ekirkpatrick.com, (317) 872-8090.*

On **July 12, 2026**, the Meadowlark HOA Board voted on and approved the Violation Fines Schedule, effective as of that date. Below are the Fine Schedules for both the Minor and Major Violation Categories for the Meadowlark community.

MEADOWLARK MINOR VIOLATIONS FINES SCHEDULE

Effective July 12, 2026

Indiana Homeowners Association Act, found in Title 32, Article 25.5 of the Indiana Code

	1st Letter/Warning *(20 days)*	2nd Letter/Fine *(10 days)*	3rd Letter/Fine *(Daily fine to Cap)*	Cap *(to attorney)*
First Violation:	**Warning**	**$15**	**$30**	**$500**
Second Repeated Violation:	**Warning**	**$25**	**$40**	**$500**
Third and Additional Repeated Violation:	**Warning**	**$35**	**$50**	**$500**

The above fines apply to all violations in this Category

• Algae on house	• Holiday Lights and Decorations
• Animals off leash (dogs and cats)	• Items in yard or stored next to home
• Fishing and Pond Restrictions	• Mailbox: incorrect numbers, repair or replace, paint post
• Flag Poles	• Nuisance: noxious/offensive activity; animal disturbance (barking), noise (loud music), odors
• Fountains	• Parking over Sidewalk or blocking Mailboxes
• Garage Door Screens	• Signs in yard
• Garage Lights: bulbs out or sensor defective	• Trash Cans left in view
• Grass/Weeds in flowerbeds, yard, driveway, rocks	• Windows and Screens: repair, replace

MEADOWLARK MAJOR VIOLATIONS FINES SCHEDULE

Effective July 12, 2026

Indiana Homeowners Association Act, found in Title 32, Article 25.5 of the Indiana Code

	1st Letter/Warning *(20 days)*	2nd Letter/Fine *(10 days)*	3rd Letter/Fine *(Daily fine to Cap)*	Cap *(to attorney)*
First Violation:	**Warning**	**$30**	**$60**	**$1,000**
Second Repeated Violation:	**Warning**	**$60**	**$90**	**$1,000**
Third and Additional Repeated Violation:	**Warning**	**$90**	**$120**	**$1,000**

The above fines apply to all violations in this Category

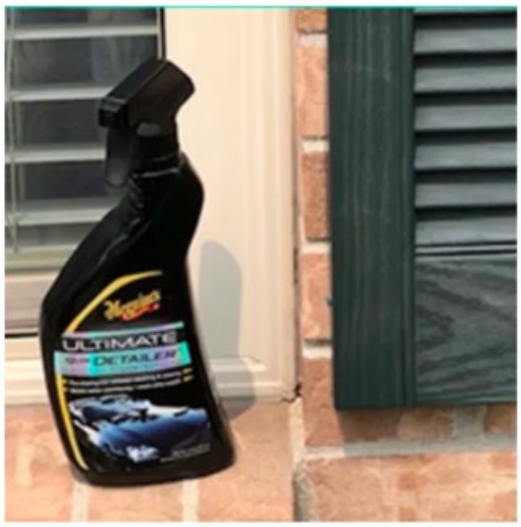
• Ditches, Swales, Drains	• Pods, dumpsters
• Exterior Changes: patio, pergola, pavers, porches, hot tubs, cement work, walkways, shingles, siding, awnings	• Private Fences: trimming fence line, inside and out, mowing inside, animal refuse cleanup, maintenance--- paint, repair, replace
• Fences: regular and invisible	• Prohibited Animals: more than 3 (total of dogs and cats combined), feral cats, undomesticated animals
• Home addition	• Retaining walls
• Irrigation system	• Satellite dishes; unused to be removed
• Kitchen/Cooking in garage	• Shutters/Front door paint not same color
• Landscaping: new or replacements	• Shutters: repair, paint, replace
• Lawn bare spots	• Solar panels
• Painting unapproved color	• Temporary storage: sheds, cabinets
• Parking of RV, Trailer, Boat, Commercial trucks over 3/4 ton	• Trees: dead/damaged, overgrown, planted outside owner's plot or in Common Ground, new or replacement
• Patio divider	• Unapproved rental
• Permanent fire pit	• Vehicle repairs in driveway
• Permanent swimming pools, basketball courts, outside equipment	• Vehicles stored in driveway

Aubrianna Strickland, CAM
Kirkpatrick Management Co.
(317) 872-8090 or
(317) 570-4358
astrickland@ekirkpatrick.com

Hints & Hacks

To freshen your shutters, use one of these products.

Maguaire'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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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.

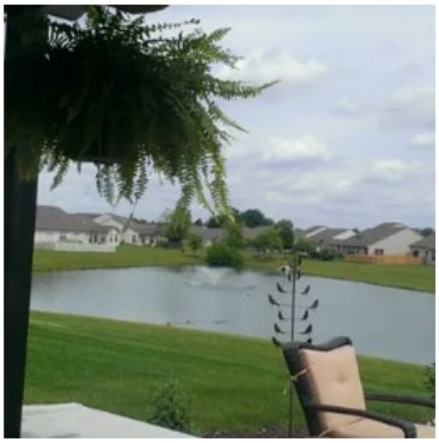
The Faces of Meadowlark













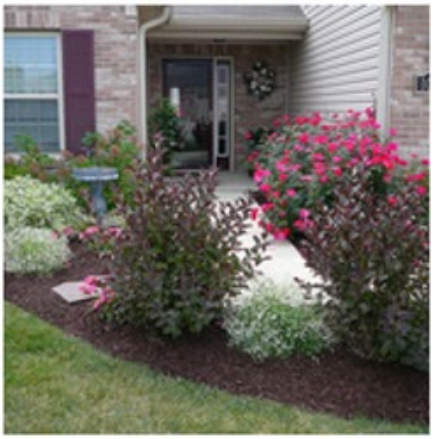


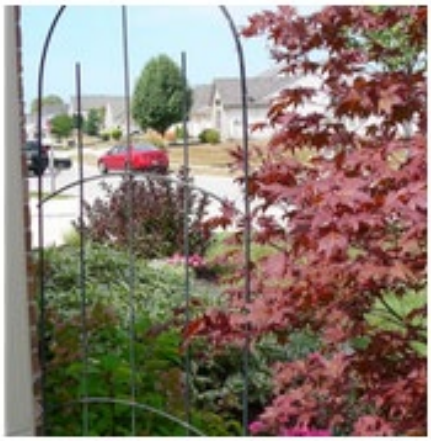


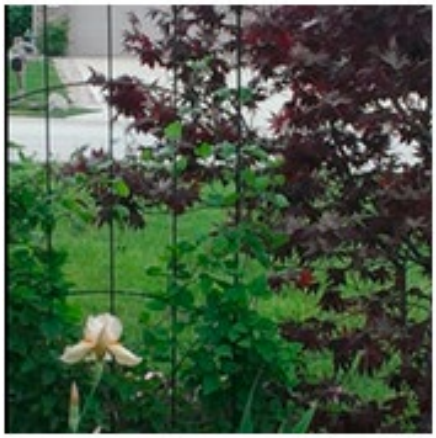










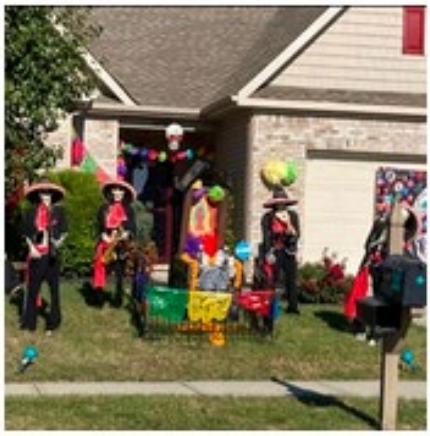


























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Meadowlark History

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	2026	Future	Future	Future	Future	Future	Future	Future
New Design: 05-09 05-17 06-09 06-22 09-17 10-02 12-23	04-07 05-08 06-10 07-08 09-20 10-15 12-10	04-07 07-13 08-17 09-11							

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
Edition 31 - Special Summer 2026

Past Crime Watch Meetings

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

2016 thru 2022-All Crime Watch Updates

Past Picture Gallery Pictures

October 8, 2024 - Annual Meeting

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Page 15 - Contact Us:

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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
Name

Phone
Phone

Email
Email

Address
Enter your address

Subject
Enter your subject

Send message

Meadowlark...a great place to call Home!



Address

Raceway Road & Sky Lark Indianapolis IN 46231 US

Email

MeadowlarkLakesHOA@gmail.com



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