



Meadowlark Lakes News

Meadowlark...a great place to call home!

Special Edition 31, Spring 2026

2026 Board of Directors

Shirley Hargis, President	698-8945
Jon Gritzer, Vice President	636-466-0222
Secretary	Open
Nancy Auberry, Treasurer	627-4263
Maggie Dynes, ARC Liaison	652-5209
Grounds Liaison	Open
(317 prefix unless noted)	

2026 Upcoming Events

June 13th Community Garage Sale
 October 6th National Night Out
 October 13th Annual HOA Meeting

*Annual Meeting held at Grace Pointe Church
 corner of Morris and Raceway at 6:30 p.m.*

Management Company



Aubrianna Strickland
CAM

Community
 Association
 Mgr.

Kirkpatrick Management Co., Inc.

• 5702 Kirkpatrick Way • Indianapolis, IN 46220 •
 Direct: 317-872-8090 or Office: 317-570-4358 24/7
 • astrickland@ekirkpatrick.com

Whitney Crabtree, CSR - Office: 317-570-4358

wcrabtree@ekirkpatrick.com

KMC Connect:

https://caliber.cloud/CaliberWeb2_Kirkpatrick

Who to Call

(317 prefix unless noted)

Covenant Violations Aubrianna Strickland 872-8090 or 570-4358	Parking Violations Plainfield Police 839-8700
Architectural Requests Webpage or KMC 570-4358	Grounds Issues Aubrianna Strickland, 872-8090 or 570-4358
Welcome/Crime Watch Elaine Kinkead 260-9792 Carolyn Huber 838-7473	HOA Board Questions Shirley Hargis 698-8945
Web Page Shirley Hargis 698-8945	Animal Issues Hendricks Co. Animal Control 745-9250
Accounting/Dues KMC Accounting 570-4358	Personal KMC Acct. KMC Connect: https://frontsteps.cloud/caliberWeb2_Kirkpatrick

IMPORTANT MESSAGE

The past couple of years we have not published a Newsletter. One reason was to keep our printing costs down, but primarily because everything you need to know is on our www.Meadowlarkhoa.com Website. Information on our Clubs, Activities, Violations, ARC, Management Co., Board Members, Covenants, Trash Pickup, Mailboxes, plus more can be found there.

When the board gets a question from you that can be answered by going to our website, that is where we will send you. With everything you need to know there, plus all the timely Email Blasts we send out and our Meadowlark Facebook Group, we are doing our best to keep you informed. We ask that you do your part and seek the webpage first for your answers.

Because many Meadowlark residents do not have email or internet access, or have not shared their email with us, we are publishing this Special Edition Newsletter to address two specific items that need to be shared with all residents.

Suggestion: Those with no email or internet access might ask a neighbor who does to be your "buddy" and pass along to you any important messages that are received.

The first item is the new **ARC Policy**. The second is the new **Indiana State HOA Law** which permits the charging of fees for violations.

In the April 7th update of our webpage, we informed everyone about both of these. This is a repeat of that information for ALL residents.

NEW ARC POLICY – Effective April 1st

The original ARC Policy required every enhancement, new or replacement, to be submitted to and approved by the Architectural Review Committee (ARC). The only exception was flowerbeds within 6 feet of your home's foundation.

Several years ago we relaxed these requirements by exempting approval for replacements of existing enhancements such as roofs, patios, pergolas, fences, decks, shutters to name a few. The understanding was that the replacement would be the same composition and color, or as close as possible to the original color. In recent years we have many new owners who have never been required to follow HOA Covenants. Many have never read the Covenants and this has resulted in several violations on replacements where unapproved materials or colors were used. This has caused the Board to require the owners to correct their enhancement to follow the Covenants.

In view of this, and as allowed by our Covenants, the Board has reinstated the original **ARC Policy, effective April 1st** stating ALL outside improvements and replacements must be submitted on an ARC Request for Change Form and approved by the Committee before you can begin your project.

The Board wants your project to run smoothly yet follow our Covenants. To assist you in the process we put together an overview of ARC Requirements and a list of the Meadowlark Approved Paint Colors. These both are attached at the end of this Newsletter. The updated Request for Change ARC Form is on our website on the *Documents* page or can be requested from KMC.

Our ARC Liaison is Maggie Dynes at maggie.meadowlark@gmail.com, 317-652-5209.

Emergencies

Emergency Only 911

Suspicious Activity - Plainfield Police

317-839-8700

Crime Tip Line

317-754-5200

If you see anything suspicious, don't hesitate...call the non-emergency or Crime Tip number right away.

Crime Watch Captains

Elaine Kinkead, Liaison (317 prefix)

If you would like to be a Crime Watch Captain, call Elaine Kinkead

Wanda Warren	839-8445	Blue Bird Dr.
Steve & Nita Kirchhoff	742-7913	Cardinal Circle
Janice Bobb	839-7267	Crane Dr.
Roy Gilbert	441-2124	Crane Dr. & Huntwick Dr.
Cheryl Clarkson	838-0300	Partridge Dr. & Swan Ct.
Charley Crane	508-9151	Whippoorwill Ln
Elaine Kinkead	260-9792	Whippoorwill Ln
Bill Moore	341-4977	Whippoorwill Ln

Community Clubs

(317 prefix)

Bunco Club:	Elaine Kinkead, 260-9792 ckinkead38@yahoo.com
Dinner Club:	Wanda Warren, 839-8445 Carolyn Huber, 838-7473

Meadowlark Website

www.MeadowlarkHOA.com

Check it out often for the latest updates on what's happening in Meadowlark.

Meadowlark Facebook Group

From Facebook, search for the Meadowlark Lakes & Villas Group. Then enroll. If you have trouble, contact Paula Moore at paula.meadowlark@gmail.com

NEW INDIANA STATE HOA LAWS – Effective July 1st

Our Indiana State Legislature recently passed new Indiana HOA Laws. The main one is all HOAs in the State of Indiana can now fine owners for Violations. Many of our surrounding states have done this for years. Now, Indiana HOAs can also charge fines.

Before this law goes into effect on **July 1st**, HOAs are required to provide all homeowners a list of the violations, the associated fee, the process and all other applicable information. KMC is working with our attorney so that this list meets the requirements of the new law to provide each of our homeowners with clearly defined information about the violations, fines, and process.

Although this is not firm as yet, it is our general understanding that the first letter sent for a Violation is only a "Warning" and will give the owner xx days to take care of it. If a second letter is required, a small fine will be charged and the owner given xx days to resolve. If the violation is still unresolved after the specified time, the owner will be charged a larger fine for every day the violation is unresolved.

The Board feels this will not be a burden to our homeowners. In the past, most owners promptly took care of the situation when they received the first letter. We are hopeful this will continue.

As always, if you have a question about a violation warning letter, promptly contact our KMC CAM, Aubrianna Strickland at astrickland@ekirkpatrick.com or 317-872-8090. Aubrianna will work with the Board and a meeting can be arranged to discuss the matter if needed.

Once all the required materials are completed, we will send the information to every homeowner and resident. We will be posting updates on our webpage, so please check it often, if you can.

HELP NEEDED

It is difficult for our community to survive with a partial Board. There are 6 board positions, but only 4 are filled. The remaining 2, Secretary and Grounds Liaison, are vital to the smooth running of our community. There are 210 homes in Meadowlark. If we average 2 per home, that's 420 people living in our community. Aren't there some of you out there who can contribute a little of your time to help keep Meadowlark a vibrant, desirable place to live, and help protect our investment in our homes to continually increase in value? Please, please give this serious consideration.

This is my last year to serve in any capacity, and I'm hoping that those who follow will be well-versed on the management of our Meadowlark needs. That can only happen if we operate with all offices filled and they have the benefit of learning as we continue through the year. Please email me at ushargis@yahoo.com or text/call me at 317-698-8945 and join us.

Respectfully, *Shirley Hargis*, President

REMINDERS



GARAGE SALE. We are reaching out to our neighbors, Huntwick and Bentwood, to arrange a combined neighborhoods Garage Sale. We feel that will bring more people into Meadowlark and make it worthwhile for any Meadowlarkers who want to participate. More later.



MOWING. If you have any damage or issues with the mowing, contact Aubrianna Strickland and send pictures. She will work with Kelly Landscaping to see your issue is handled.



DIRECTORY. A new Directory is currently being worked on. If any of your information in the current one has changed, please email or mail the information to me, ushargis@yahoo.com. For new residents not in the directory, if anything has changed since you moved in, please email or mail to me. Thanks to All.

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**, there is a change to this information. This supersedes information in our Declaration and Plat Covenants.

Exceptions <i>These Do Not require submission of a Request for Change form or approval from ARC</i>	Needs Approval <i>Must submit a Request for Change form and it must be approved before work can begin</i>	Not Allowed <i>Not allowed in Meadowlark; if submitted, will be denied</i>
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.	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 Change to existing items. See list of Paint Colors on the next page. • Replacement of, but not limited to, existing pergolas, patios, awnings, patio dividers, and fences. • Effective 4/1/26, in addition to 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.	• 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. ♦ IMPORTANT! Homeowners who make 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.

PAINT COLORS

Paint Colors are discussed in Item 31. of our Plat Covenants & Restrictions. **Effective 4/1/26**, there is a change to that information. As well as new items, all replacements or paint color changes to existing items **MUST BE SUBMITTED TO AND APPROVED BY** the Architectural Review Committee to ensure the colors selected are those on our Approved Colors List. The information presented below supersedes information in the Plat Covenants & Restrictions.

APPROVED PAINT COLORS FOR MEADOWLARK

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

General Information	Shutters & Front Doors	Other Exterior Colors	
♦ Effective 4/1/26, all new, replacements, and paint colors 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. ♦ 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 on the Paint Colors Approved list are considered a violation, and <u>the Owner of the Residence Unit will be expected to change the color to one of the approved colors</u> at the Owner's expense.	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 <u>but only with approval</u> from the Architectural Review Committee and the color submitted must be on the above Approved Colors list.	Almost all homes are in beige tones. Here are the colors:	
		♦ Siding, Soffit, Fascia, Trim/Posts ♦ Gutters, Downspouts ♦ Garage Doors ♦ Windows ♦ Roofing ♦ Brick	♦ = Sand, Sandtone ♦ = Wicker, Antique Ivory ♦ = Sandtone ♦ = Beige ♦ = Weathered Wood, Weathered Grey ♦ = Chelsea, St. Thomas
		Here are the colors for homes with white siding:	
		♦ Siding, Soffit, Fascia, Trim/Posts, Gutters, Downspouts ♦ Garage Doors ♦ Windows ♦ Roofing ♦ Brick	♦ = White ♦ = White ♦ = White ♦ = Weathered Wood, Coastal Granite ♦ = Old Indiana Tudor

