



WINDERMERE HOA UPDATES

December 29, 2025

Happy New Year!!

Wishing you all the best for a terrific 2026! Some quick updates as we move into the new year.

HOA Board of Directors – 2026

At the December Board meeting, two directors were re-elected and a new director was elected to two-year terms, and officers were chosen for 2026:

- Greg Estell (Woods Edge, 2025-26) - President
- Beverly Jackson (Glenn Abbey Place, 2026-27) – Vice President & Treasurer
- Robert Ware (Lakeside Green, term 2026-27) – Secretary
- Valdis Kelmers (Heritage Green, term 2026-27) – Member at large. (**WELCOME!**)
- Don Wyatt (Woodlands, term 2025-26) – Member at large. Thanks, Don, for serving as President since 2017!
- Brent Huber (Windermere Pointe) leaves the Board after serving since 2023. Thank you, Brent!

HOA Board meetings are typically held online at 7:00 p.m. the 3rd Monday of each month, with the next scheduled for January 19. Residents are welcome to participate. Login details are available under “Active Resources” after logging into www.windermerefishers.com. Board minutes are available after logging in to HOA website and clicking on “Documents” near top of page.

Community Projects

- **Entrance and monument wall lighting at Windermere Boulevard and Mollenkopf Road**, plus Crosswinds and Glenn Abbey Place entrance lighting, is not operating and will be repaired as quickly as possible the week of December 29. Parts are on order and will be installed upon delivery. Please drive carefully!
- **Tree removal projects** in Crosswinds, Glenn Abbey Place, Glenn Abbey Village, Heritage Green, and Woods Edge are complete, with work along 96th Street west of Windermere Boulevard scheduled to be completed in coming weeks. Nearly 100 dead or diseased trees will have been removed over the past two years. Additional work is expected for 2026 and 2027, along with replacement tree planting as needed for screening and aesthetics.
- **Rejuvenation pruning** of shrubs along 96th Street, Windermere Boulevard, and Mollenkopf Road will take place early in 2026, restoring numerous plantings to a height where they can be regularly trimmed and maintained. Some shrubs may see 50% (or more) of height removed. This is a standard rejuvenation process supporting long term plant health and beauty.

- **Entrance/common area irrigation system** management will be changing for 2026, with details to be confirmed. Based on system performance in 2025, a number of repairs are anticipated.
- **106th Street & Windermere Boulevard entrance is slated for renovation** in 2026, including the islands immediately south of 106th Street.
- **Pond bank stabilization** needs are identified at two Windermere Ponds, and will be addressed this spring. WHOA is cooperating with Fishers Public Works Stormwater Division on pond maintenance requirements. It's reported that low water levels throughout the Fishers (and Central Indiana) area created pond challenges in a number of neighborhoods throughout 2025.
- **New street signs and scrolls** have been installed at 9 locations throughout Windermere, replacing those previously broken or missing.
- **Monument wall engineering inspections** are underway, which will establish repair priorities to assure they remain stable and attractive for decades to come. Windermere has some 39 monument walls with an estimated \$1.2 million replacement value. They are a critical element of neighborhood design and presentation of Windermere as an attractive place to invest and live.
- **If you see damage or other concerns that need to be addressed on HOA property or landscape easements, please contact our property manager via email (windermerefishers@indyami.com) or phone at 317-915-0400, ext. 5. Please note posting a concern on social media does not assure it will be seen or addressed.**

2026 HOA Budget and Dues

- Our 2026 HOA budget (also sent by mail) is available [HERE](#) (login to HOA website required). Our dues pay for projects as shown above, plus regular landscaping, Windermere Park, playground and sports courts, as well as other services and reserve funding to minimize risk of future special assessments to address large scale projects.
- 2026 HOA dues invoices were mailed to all property owners in early December, with payment due January 1. Accounts not paid by January 31 (payment received) will incur a late fee of \$75. Accounts not paid by April 15 will be turned over to collections, with homeowners responsible for all legal and other related expenses.

Yard Lamp Update

Dusk to dawn yard lamp standards were recently updated to standardize on a 3-bulb fixture for Woods Edge, Heritage Green (*note change from single bulb fixture*), Crosswinds, Lakeside Green, and Glenn Abbey Place. Existing fixtures in any neighborhood with one bulb **that otherwise meet yard lamp specifications** do not require updating.

Details on Windermere yard lamp requirements are available [here](#) and [here](#). Windermere HOA has confirmed availability through four local sources, which currently report delivery within 2-4 weeks. Residents are welcome to purchase specified lamps from any source they choose.

Please note Windermere-specified fixtures are long lasting and can be easily rehabilitated/restored. Replacement lamp posts are available at local hardware stores for \$100 (approx.). Light sensors, bulb sockets, and exterior spray paint are readily available at a total cost of less than \$50.

Yard lamps specified by Windermere HOA assure a tasteful, consistent, and timeless design that creates a welcoming, attractive and secure environment adding value to every home in the community.

Windermere HOA Covenant Amendment Process

It is the HOA Board's intention to propose simplified and streamlined HOA covenants in 2026, focused primarily on protecting property values with new rental property restrictions. Other widely agreeable changes may be considered as well, noting Windermere residents have a broad range of views on numerous issues.

The current Covenant amendment process requires **establishing a 3 member neighborhood committee** elected by property owners in each of our nine Windermere neighborhoods (can be expanded to 5 members with 51% approval). Each neighborhood committee will elect a chair, who is the **Voting Member** that votes on changes to covenants and bylaws. Covenant changes must be approved by Voting Members representing 67% of Windermere properties. Bylaw changes must be approved by Voting Members representing 75% of Windermere properties.

To volunteer for election to a Neighborhood Committee, help with the covenant update process, or ***share your thoughts on possible covenant changes*** by clicking [here](#) or scanning this QR code:



Please watch your email and the Windermere HOA website for details on a late January meeting where more details on the Neighborhood Committee election process will be shared.

Winter Weather is Here – Be Safe! Please Remember:

- **Overnight street parking is prohibited** in Windermere, and puts your car at risk, especially with reduced daylight hours and increased plow/truck traffic.
- **Sidewalks must be kept clear.**
 - No parking across any portion of a sidewalk.
 - Snow/ice removal on sidewalks is the responsibility of every resident.

Security Reminder:

Fishers Police Department tells us the number of car break-ins is increasing. Be sure vehicles parked in your driveway are locked, with all valuables removed. Keep garage doors closed.

HOA CONTACTS: Use Contact Buttons at www.windermerefishers.com or contact:

Bridgett “B” White, Community Manager
Email: windermerefishers@indyami.com Phone: 317-915-0400, extension 5

THANK YOU FOR MAKING WINDERMERE A WONDERFUL PLACE TO LIVE!