

WINDERMERE

1993



A FAMILY COMMUNITY ON THE GREEN



Somewhere down the line, the idea — the heart — of a neighborhood has been lost. The corner store, tree-lined streets, the neighborhood park, good schools, good neighbors, a warm, comfortable home that has you driving just a little bit faster to get there — the entire notion that once you're home — you're truly home, has been missing from today's world.

Until now.

Windermere is bringing back the concept of a true family community. Your values, and comfort are reflected in an exquisitely planned neighborhood. 546 acres with 10 distinctive neighborhoods that will enjoy -- Windermere Golf Club, village retail conveniences, a village park, Swim & Tennis Club, nature habitat, and the prestige of the Hamilton South-eastern School District -- all minutes from Geist Reservoir.

Visit today and see the difference a true neighborhood can make in *your* life.





2025 Annual Meeting

WINDERMERE

HOMEOWNERS ASSOCIATION

November 17, 2025
7pm via Zoom.com

PRESENTATION AVAILABLE

This presentation will be available
on the HOA web site.

Please visit:
www.WindermereFishers.com



ANNUAL MEETING AGENDA

- A. Introductions
- B. Reading of Previous Meeting Minutes
- C. Report of Officers
- D. Report of Committees
- E. Election of Directors
- F. Old Business
- G. New Business
- H. Adjournment



ATTENDANCE & NOTICE OF MEETING

Official Notice of Annual Meeting mailed to all homeowners on October 30, 2025 as required by our HOA By-Laws, Article II, Section 2.5, Notice of Meetings.

Notice of Annual Meeting was also published on the HOA website (WindermereFishers.com) on November 1, 2025 and emailed several times.

Is annual meeting quorum established as required in our By-Laws, Article II, Section 2.11, by attendance tonight and by proxies received?

Section 2.11. Quorum. Except as otherwise provided in these By-Laws or in the Declaration, the presence in person or by alternate of the Voting Members representing a majority of the total vote of the Association shall constitute a quorum at all meetings of the Association. Any provision in the Declaration concerning quorums is specifically incorporated herein.



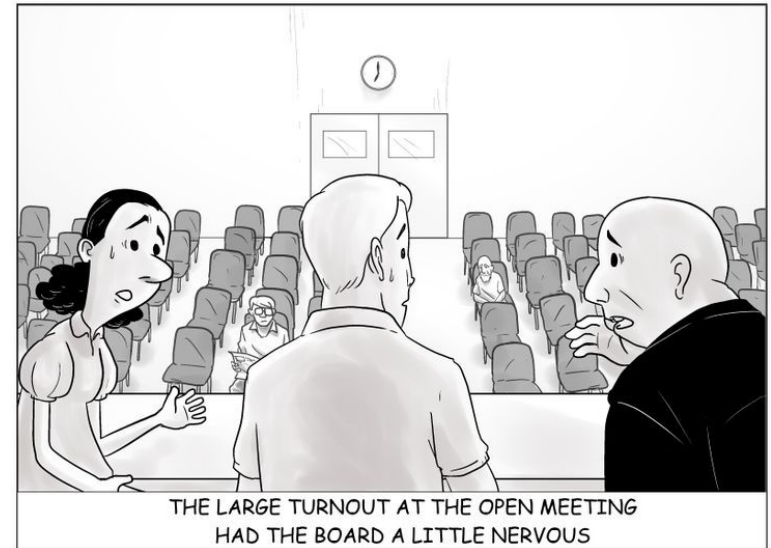
CURRENT HOA BOARD MEMBERS

Don Wyatt	President – 1/1/2025 to 1/1/2027 #
Greg Estell	Vice President – 1/1/2025 to 1/1/2027
Beverly Jackson	Treasurer – 1/1/2024 to 1/1/2026 *
Robert Ware	Secretary – 1/1/2024 to 1/1/2026 *
Brent Huber	Member at Large – 1/1/2025 to 1/1/2027 #
* = board positions up for election # = open positions	

Email: bod@WindermereFishers.com

Monthly HOA board meetings are held at 7pm on the 3rd Monday of each month

As a member of the association, documents and financial records are available to all homeowners upon request. They are on file & maintained by our management company. Simply contact them with your request.



ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) plays a vital part in maintaining the aesthetics and property values within our HOA. They review & approve applications for exterior changes to homes and lots.

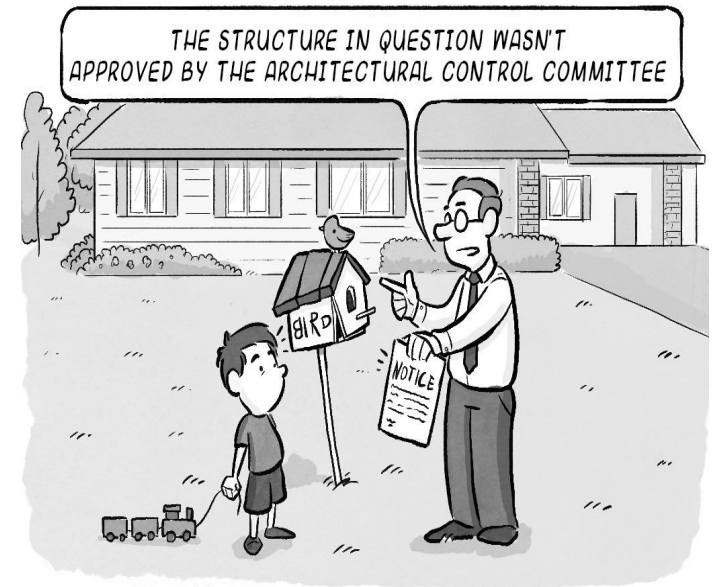
Reminder: Any exterior changes, additions or alterations to your home or lot require an application and HOA approval prior to starting your project.

ARC Members:

- | | |
|-----------------|---------------|
| ▪ Jim Wilson | Liz Carroll |
| ▪ Mitch Schenck | Patrick Moore |

Email: arc@WindermereFishers.com

110 ARC applications YTD have been processed so far in 2025
vs 147 application in 2024.



HOA CONTRACTED MANAGEMENT

Windermere Community Manager for 2025:

Property Manager: Bridget “B” White

Association Management, Inc.

9099 Technology Lane

Fishers, IN 46038

(317) 915-0400 Option 5

blw@indyami.com

www.IndyAMI.com



READING & APPROVAL OF 2024 ANNUAL MEETING MINUTES

Quorum was not reached at the 2024 Annual Meeting – no official meeting.

Reading of 2024 Annual HOA Meeting Minutes – waived?



2025 OFFICERS REPORT



The homeowners in attendance tonight will vote to approve the 2024 Annual HOA Meeting minutes if quorum is established.

- Motion
- Second



THE WINDERMERE COMMUNITY

1,083 Homes in 9 sections spanning 546 acres

Crosswinds – 180 homes

The Woodlands – 69 homes

Glenn Abbey Place – 57 homes

Windermere Pointe – 181 homes

Glenn Abbey Village - 117 homes

Windermere Villas – 88 homes

Heritage Green – 121 homes

Woods Edge – 131 homes

Lakeside Green – 139 homes

and 4 vacant lots



WINDERMERE HOA ASSETS

Park facilities & parking lot

Tennis Courts

Basketball Court

Volleyball Court

Play ground

Pool, equipment & Pool Buildings

Retention Ponds

Common areas & Fence



Landscaping & Trees

Street lamps - 52

Street & Stop signs

Monument Walls & lighting

Irrigation systems

Water meters, 17 irrigation timers, valves, ~10K heads



HOA ASSESSMENTS & INCOME

99.8% of assessments collected in 2025

Accounts with large outstanding balances are placed with HOA attorney for collection after 3 notices from the HOA.

The HOA Collections Process:

- Assessments are due January 1st, late notices are mailed after February 1st with late fee
 - AMI sends the required delinquency notices then the HOA Attorney will be utilized if the account continues in default with no homeowner cooperation
-
- A few accounts still owe a small balance for 2025 late fees which will be added to their 2026 billing statement
 - Most are late fees for payments received after January 31st
 - Oldest items on an account are paid first



HOA POOL OPERATION

In 2025

- Aquatic Management of Indianapolis - Pool management company
- 209 pool memberships sold. Continued with 100% of memberships via web site & payments by credit card.
- Installed new concession area awning & new commercial grade umbrellas
- Windermere Dolphins community swim team



WINDERMERE VENDOR CONTRACTS

- ✓ Encore Landscape is completing second year of a 3 year contract.
- ✓ Complete Irrigation continues on a year to year contract
- ✓ Aquatic Management of Indianapolis (AMI) is our pool management company on a year-to-year basis – negotiating 2026 contract now
- ✓ ASAP Aquatics for pond treatment & maintenance
New 3 year contract: 2025 to 2027

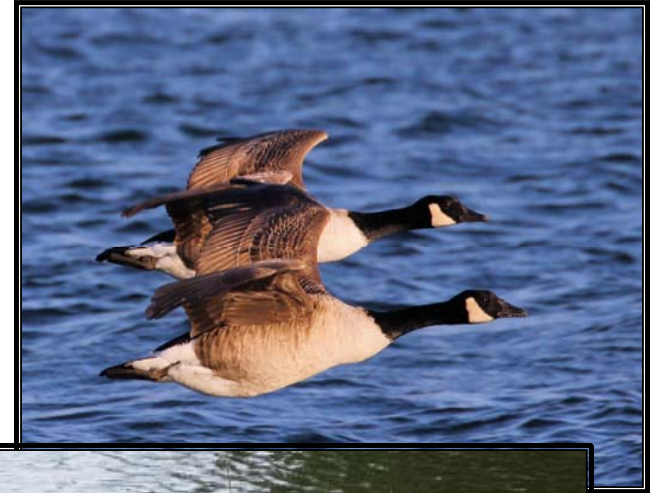
NOTE: All contracts are reviewed annually for performance and subject to change if deemed necessary.



WILDLIFE CONTROL

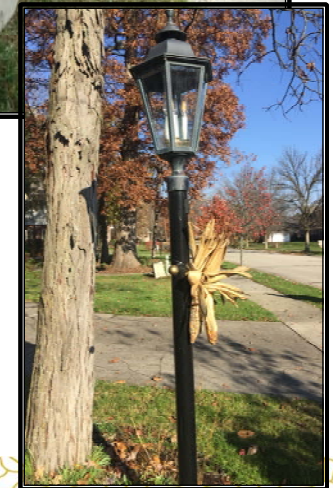
We contract with various vendors to help control wildlife in the HOA common areas and around ponds.

If you see skunks or notice geese or muskrats congregating around our ponds, please email or call AMI to report it.



INSPECTIONS & VIOLATIONS

- AML routinely inspects our community for compliance with our CCR's. Violation letters are mailed to Windermere residents not in compliance or for unapproved exterior changes to their lot or home.
- Most Common Violations are mailboxes, yard lamps, lawns, trash cans left in view from the street and parkway trees.
- Mailbox and yard lamp information is listed on the HOA web site at www.WindermereFishers.com



STREET / PARKWAY TREES



Homeowners are responsible for replacing, trimming and maintaining the parkway trees in front of their homes.

- ☐ Enhance the beauty and value of our homes and neighborhoods;
- ☐ Are a proven means of traffic slowing;
- ☐ Approved by Hamilton County and Fishers for all of Windermere under original development approvals and required per legal descriptions and restrictions associated with each property, as defined in plats;
- ☐ Also regulated by Windermere HOA Covenants Section 13.3, defining property owner responsibility to maintain and replace parkway trees. WHOA is obligated to enforce Covenant requirements.



STREET / PARKWAY TREES



Replacing your parkway trees:

- ☐ No HOA approval required – this is maintenance/replacement duty.
- ☐ Replacement trees must have a minimum 2” caliper per WHOA Community Guidelines and Standards (section 17).
- ☐ Contact Diggers Hotline to identify areas where utility lines cross planting strip and avoid these areas. Utility lines under a right of way may require a hand dig (mains are located well below typical tree planting depth).
- ☐ City of Fishers requires a street tree permit:
 - ✓ Trees must be on Fishers approved street tree list;
 - ✓ Best to select trees with a small to medium planting area and non-invasive roots to protect sidewalks;
 - ✓ Important to specify permit is for REPLACEMENT TREE(s).
- ☐ Additional guidelines/resources for tree replacement and selection are available at WindermereFishers.com



SIDEWALKS

Fishers Town Ordinance §94.26



Maintenance & Repair

The maintenance and routine repair of sidewalks located within the rights-of-way of the city shall be that of the adjacent property owners. For purposes of this section, maintenance and repair shall include but not be limited to snow and ice removal and repair of cracks and/or holes or any other condition which would constitute a safety hazard to pedestrian traffic. (Ord. 101895, passed 12-6-95)

Report sidewalk & street issues to Fishers DPW at: <https://seeclickfix.com/fishers>



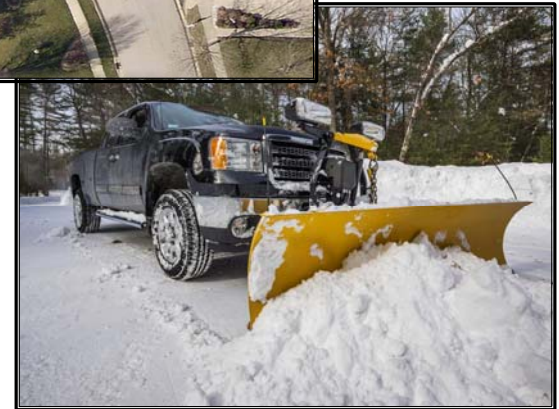
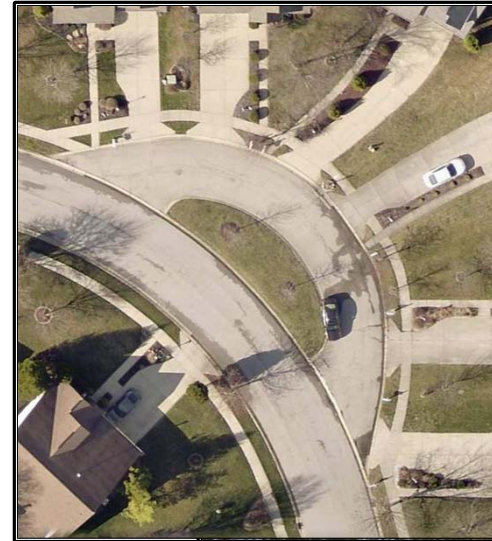
SNOW REMOVAL

City of Fishers handles plowing and treatment of our main streets. They are handled after major streets like 96th, Cumberland Rd, 106th, etc.

Report Fishers plowing needs at: <https://seeclickfix.com/fishers>

Windermere HOA pays a private contractor to plow and salt four “eyebrow” areas that are HOA Common Area. There is one on Muirfield Trace, one in Glen Abbey and two in Heritage Green.

These “eyebrow” areas are private property (HOA Common Area) not to be used for routine parking by homeowner’s or residents per Windermere CCR’s.



SHARED PONDS WITH IRONWOOD GC

Recorded supplemental agreement in 1999.

Parties shall jointly maintain bodies of water including algae growth.

Shared costs for chemical treatments.

HOA has taken over treatments with ASAP as the prime vendor for 2025. Golf course is obligated to share 50% of the cost.

The board is currently discussing treatment plans for 2026 with Ironwood.

3. Maintenance Requirement. Ironwood agrees, during such time as Ironwood is the owner of the Windermere Golf Holes and pursuant to the provisions of Section 18.7 of the Declaration of Covenants, Conditions and Restrictions for Windermere (recorded as Instrument No. 9248616 in the Office of the Recorder of Hamilton County, Indiana) ("Windermere Declaration") that Ironwood shall maintain the Windermere Golf Holes, such maintenance to include (a) the planting of grass; (b) fertilizing; (c) mowing; (d) removing of underbrush, stumps, weeds, trash, and debris; and (e) maintaining the lakes, ponds or other bodies of water located thereon as set forth hereafter, including the controlling of algae growing therein.

(b) The maintenance of the lake and pond banks, as described above, shall consist of (i) bank stabilization, (ii) repair of erosion, (iii) weed control, and (iv) replacement of rip rap as is necessary.

(c) Both parties agree to share equally the costs associated with chemical treatments of the lakes and ponds for weed and algae control. Ironwood, its successors



PROJECTS

Summary of projects
completed in 2025 and
projects / improvements
planned for 2026

WINDERMERE



LONG TERM RESERVE PROJECT PLANNING



Projects funded by Windermere HOA Reserves & Study

Study started in 2023, completed in 2024 by RSI

Assesses HOA Assets, expected life, and maintenance/replacement costs

HOA Goal:

- Cover long term costs without resorting to special assessments
- Long term planning and short/intermediate term maintenance
- Enhance and protect the value of every home
- Review every 10 years to assure we're on track



LONG TERM RESERVE PROJECT PLANNING



Monument Walls: 8 Entrances off primary roads

9 Entrances internal

Windermere Park: Playground

Swimming Pool

Tennis & Basketball Courts

Parking Lot

Landscaping & Fencing: Screens homes from primary roads

Generates privacy between neighborhoods

Creates a park-like setting

Street Signs & Lighting

Pond & Storm water Management



LONG TERM RESERVE PROJECT PLANNING



Percent Value Funded

General Considerations/Recommendations

- 0-30% Funded – Weak (risk of special assessment)
- 31-69% Funded – Fair and Reasonable (continue to strengthen)
- 70-99% Funded – Strong (maintain at this level)
- 100% Funded – Ideal

	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Asset Replacement Value (Study)	\$ 1,515,041	\$ 1,467,422	\$ 1,601,216	\$ 1,727,924	\$ 1,836,815	\$ 2,005,968	\$ 2,118,130	\$ 2,294,405	\$ 2,075,668	\$ 2,281,359
Reserve Funds Projected (Study)	\$ 535,514	\$ 440,457	\$ 523,448	\$ 596,171	\$ 648,095	\$ 756,264	\$ 817,897	\$ 955,909	\$ 702,413	\$ 869,954
Reserve Funds Actual/Planned	\$ 600,292	\$ 630,000	\$ 640,677	\$ 703,840	\$ 767,003	\$ 830,166	\$ 893,329	\$ 956,492	\$ 1,019,655	\$ 1,082,819
% Replacement Value Projected	35%	30%	33%	35%	35%	38%	39%	42%	34%	38%
% Replacement Value Actual	40%	43%	40%	41%	42%	41%	42%	42%	49%	47%
BUDGETED										
PROJECTED ASSUMING 50% OF NET CONTRIBUTION ADDED										



2025 PROJECTS COMPLETED

- Began HOA CCR review & update process
- Playground completed & opened Spring 2025
- Custom sign scroll brackets ordered



2025 PROJECTS COMPLETED

- 96th Street and Windermere Blvd.
monument wall landscape and LED
lighting improvements



- Windermere Blvd and Fairwoods
Drive monument wall landscape and
LED lighting improvements



COMPLETED 2025 Projects











2026 PROJECTS PLANNED

- Monument walls brick and mortar repairs
- Continue with common area tree removal projects
- Refurbishment of Windermere Park volleyball court
- Continued renovations & improvements of community entrances including the 106th Street and Windermere Blvd. entrance
- New pool heater & area fence
- Board Members continue participation with Fishers HOA Alliance
- Continue HOA CCR review & update process
- ***Home owner suggestions are welcome & encouraged!***



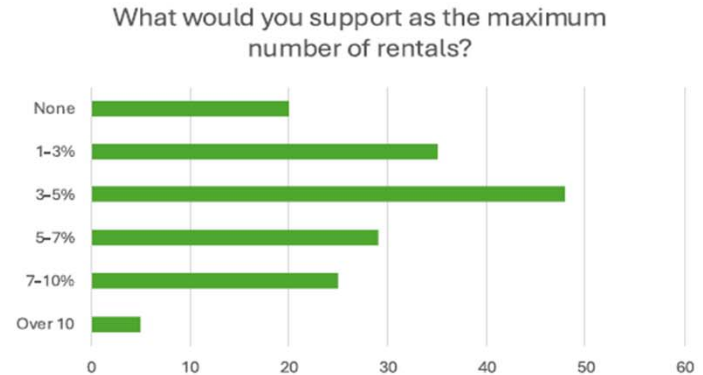
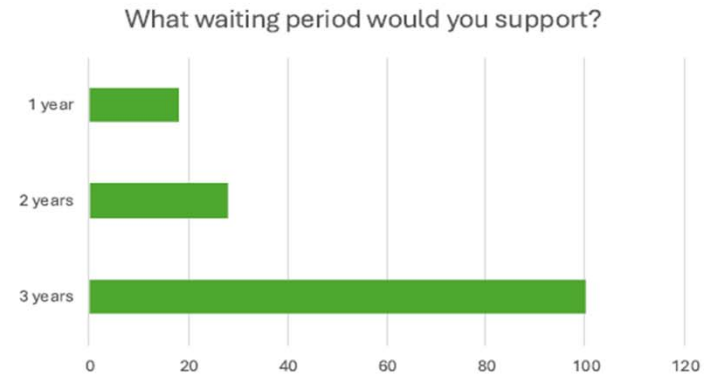
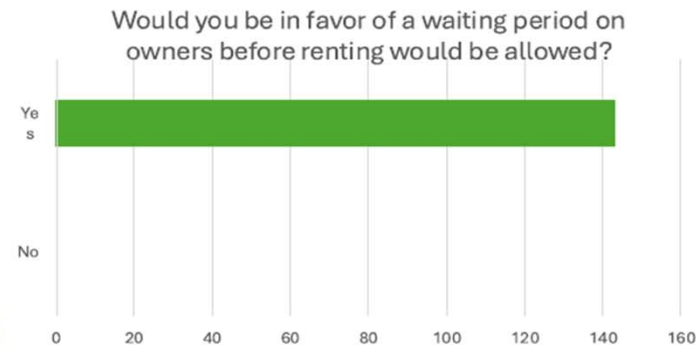
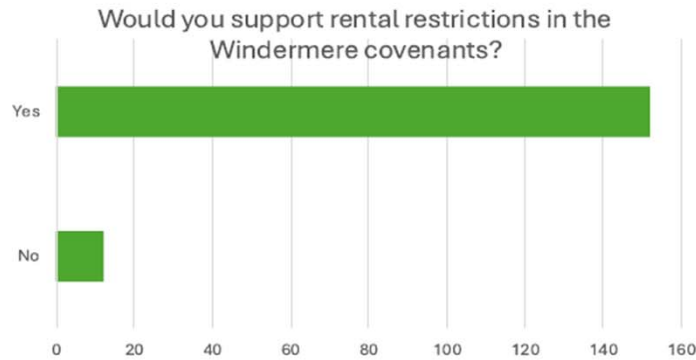
HOA CCR REVIEW & UPDATE

WINDERMERE HOA POSSIBLE COVENANT CHANGES

- PROTECT PROPERTY VALUES & QUIET ENJOYMENT
- BETTER MANAGE RENTAL PROPERTIES
 - Current WHOA Rental Requirements
 - Property Registration
 - 6 month Minimum Lease (no short term)
 - Whole Property (no room or partial rentals)
 - Fishers Ordinance (10% Cap) Could be Changed
 - Overwhelming Support Voiced in Town Hall Meetings
 - Waiting Period
 - Rental Caps Per Neighborhood



HOA CCR REVIEW & UPDATE



HOA CCR REVIEW & UPDATE

- STREAMLINE & SIMPLIFY FOR EASE OF MANAGEMENT & UNDERSTANDING
 - Remove Obsolete & Confusing Developer Language
 - Resolve Conflicting Language Within/Between Covenants & Recorded Deeds/Plats
 - Provide Flexibility (e.g., Holiday Lighting)



HOA CCR REVIEW & UPDATE

- **AMENDMENT PROCESS**

- Approval by Voting Members Representing 67% of Properties
- Neighborhood Committees: 3 Members (can increase to 5 with 51% vote of all lot owners)
- Committee Members Elected at Neighborhood Annual Meeting:
Quorum = 1/3 Number of Lots
- Committee Members Elect Chair/Voting Member

- **NEXT STEPS**

- Neighborhood Committee Formation
- Draft Amended Covenants
- Community Discussion
- Vote



HOA CCR REVIEW & UPDATE

VOLUNTEERS NEEDED – SHARE YOUR THOUGHTS!



2026 BUDGET & HOA DUES

2026 Budget draft was prepared by the management company, reviewed line by line by the board and approved at the October regular monthly board meeting.

- 2026 HOA Annual Assessment is \$540 per home



HISTORICAL HOA ASSESSMENTS

<u>Years</u>	<u>HOA</u>	<u>Trash</u>	<u>Total</u>
2016	\$370	\$125	\$495
2017	\$380	\$125	\$505
2018	\$385	\$130	\$515
2019	\$385	\$130	\$515
2020	\$385	\$130	\$515
2021	\$391	\$132	\$523
2022	\$398	\$132	\$530
2023	\$411	\$139	\$550
2024	\$466	\$144	\$610
2025	\$510	\$0	\$510
2026	\$540	\$0	\$540 <i>(5.9% increase from 2025)</i>



HOA DELINQUENCY POLICY

- Annual assessment invoices are being prepared for mailing now
- Payment in full is due January 1, 2026
- If your account has a balance due after January 31, 2026, a \$75 late fee will be added
- Late notices sent February 1st
- In April, additional collections fees are added to the account and it is turned over to the attorney for collection
- Payments received are applied to oldest charges & fees first
- Complete details are included with your assessment invoice and on the HOA web site in the Delinquency Policy Resolution.



HOA OPEN POSITIONS

- Board of Directors

Treasurer and Secretary terms are up and available for election / re-election

President and Member at Large positions are available to be filled

Work with management company to handle all HOA business, review contracts and financial statements

- Other Committees:

Events, Landscape, Pool, Park and Common Area



ELECTION OF NEW BOARD MEMBERS



Voting on open board positions for 2026 this evening if quorum is established.



Q & A

NEW BUSINESS

WINDERMERE

www.WindermereFishers.com



