



Greetings from the President....

First, I hope you are doing well and have not had a family member suffer with Covid 19, especially, I pray that you have not lost a loved one due to the virus. On our Facebook page so many of you have volunteered to help others with masks, food, yardwork, shopping, and even money. I take great pride in knowing our neighbors are so willing to do for others with little or no return expected. Thank you!

A positive with being quarantined at home is having the opportunity to get outside and meet our neighbors. I have met several I didn't know that live just a block away. Homes have sold, good friends have moved away, and new homeowners have moved in. Just on my street alone, several new family members have been born and the dog walking has increased many times over. And, so many of you have spent extra hours in your yards turning them all into candidates for "Yard of the Month". In spite of the pandemic, we have tried to make the best of it. I also hope you noticed the signs around the neighborhood that showed support of all those on the front lines. So many of our neighbors are part of that group who are willing to sacrifice their own health and time for the good of others. Again, "thank you" just doesn't begin to express my appreciation.

2020 GLNA Annual Meeting Notice

This is the meeting where we will elect officers and directors for 2021, review 2021 budget and discuss any changes or concerns from those who are present. Please make a note on your calendar to attend, November 12th, at 7:00pm, McKenzie Career Center, 7250 E. 75th Street. The board is always looking new participants with new ideas help keep our neighborhood vibrant.

If you have any questions regarding the duties, please contact president@geistlanding.com or treasurer@geistlanding.com

You might realize that this newsletter is a few months late. As the same with many of you, schedules have been interrupted time and time again. You may also note that we did not sponsor a neighborhood garage sale this summer. We had postponed it until the fall and then, well, there was the surge. We will try again next year.

Within these pages there are articles relating to our current home values, Yard of the Month, some reminders for fall maintenance, our financial report, and some concerns the board is currently pursuing. Please, take the time to read them.

I truly appreciate all who have supported the board with the paying of their dues, the offers of help, and your continual efforts in keeping Geist Landing a great place to call home.

Linda Sillery

Dues

As of September 2, 2020 only 172 of 367 households paid their dues.

Please [Click here to pay online](#) OR mail a check to:

GLNA

**P.O. Box 501765
Indianapolis, IN 46250**

Geist Landing Neighborhood Association - Mission Statement

We, at GLNA (Geist Landing Neighborhood Association), strive to maintain a safe, comfortable, and crime-free neighborhood. We maintain and make decisions on the entrances, snow removal, lighting, out of compliance residences, and security.



GLNA Financial Report YTD September 2, 2020

Description	2020 Budget	2020 YTD	Over (+) Under (-)
Business Total	\$2,200.00	\$4,226.83	\$2,026.83
Snow Removal	\$4,000.00	\$0.00	-\$4,000.00
Landscaping	\$1,800.00	\$1,173.01	-\$626.99
Street Lights	\$4,800.00	\$3,247.16	-\$1,552.84
New Street Light	\$2,000.00	\$0.00	-\$2,000.00
Security ETS	\$3,200.00	\$0.00	-\$3,200.00

Real-estate report:

Status	Date	Address	Est Sale	Notes
Sold	02/27/20	8872 Falkirk CT	208.0K	
Sold	03/05/20	8738 Buckhaven Dr	179.9K	Rental
Sold	05/01/20	9353 Hadway Dr.	192.0K	
For Sale	03/25/20	8877 Powderhorn Way		
Sold	04/04/20	9419 Hadway Dr	141.5K	
Sold	06/04/20	9265 Brunson Run	215.0K	
Sold	05/12/20	8778 Buckhaven Dr	228.0K	
Sold	07/09/20	8816 Buckhaven Dr	245.0K	
Sold	05/20/20	8840 Appleby Ln	229.9	Rental?
Sold	07/31/20	9522 Falkirk Drive	195.0K	
Pending	08/11/20	8948 Ginnylock Drive	232.0K	
Pending	08/11/20	9140 Powderhorn Ln	249.0K	
Pending	08/27/20	9172 Hadway Dr	227.75K	

us: Sold (20)

	List Price	Beds	Baths	Sqft M/U	\$/Sqft M/U	Acres	Year Built	Sale Price	SP/LP%	DOM
Min	\$159,000	3	2	1360	\$79.45	0.22	1986	\$154,950	92.55%	1
Max	\$245,000	4	3	2832	\$150.62	0.42	1989	\$245,000	100.00%	69
Avg	\$210,410	3	3	1822	\$115.89	0.30	1988	\$206,508	98.18%	18
dian	\$215,000	3	3	1746	\$114.07	0.28	1988	\$211,500	98.52%	13

Since the beginning of 2020, there have been 20 homes sold in Brunson Acres (Geist Landing and Hunter's Ridge combined). Most have sold close to listing price. *Michelle@reddogrealty.com*



A word about the Yard of the Month....

Since we started the Yard of the Month awards program in 2005, we have placed signs in the yards of more than 200 happy homeowners! That big anniversary was June of this year. Some of you told us you have been working hard and hoped to be recognized. Just to let you know, we're glad to hear from you, it makes our job easier and ensures that we don't overlook a good-looking property tucked away in a corner!

Here's how the nominations work: Properties are selected if they have not won in the last 3 years so more can be recognized. There are often many more properties than we want to post on Facebook so a reasonable number has to be chosen, between 15-20. These photos are placed on our Geist Landing Facebook page and neighbors pick their 3 favorites since we have 3 signs. Nominees can "Vote-Like" their own properties! If there are 2 members in a household, both can vote. Renters are also eligible to participate. The 3 properties with the most votes receive the Yard of the Month signs.

There is also a great website, geistlanding.com. There you'll find lots of neighborhood information, including a slideshow of the Yard of the Month homes. This represents our neighborhood at its best!

Many thanks to all Geist Landing neighbors who maintain well cared for properties, not only to win the yard award signs but more importantly to live in a beautiful neighborhood we can all enjoy. Dennis and I hope that the Yard of the Month program contributes to our property values.

Dennis McKearn and Barbara Schauland

Looking Toward the Future

Last fall and winter the board worked diligently to secure an amendment that allows for changes to be made to our Plat Restrictions and Covenants when deemed necessary (with majority consent of homeowners), and not limited to once every 10-year period as was originally written. We canvassed the neighborhood seeking signatures and received the majority needed to adopt this change.

During that process some of you may have been informed about other concerns and our plans to address those issues this spring. The quarantine changed the schedule but our plans have not changed. We are currently receiving counsel from an attorney with the wording and the steps needed to continue with two additional amendments.

The first proposed amendment focuses on uniting the separate sections of GL into one combined section for the whole neighborhood. Currently, there are actually 7 separate plats within Geist Landing, with each plat consisting of anywhere from 7 to 125 homes. This is how the developer developed the neighborhood over time, in 7 separate sections/plats each with its own Plat Restrictions and Covenants but which contain basically identical provisions. We want to amend each of the Plat Restrictions and Covenants to reflect that all of the properties in Geist Landing are subject to one unified set of Plat Restrictions and Covenants so that any changes to be considered going forward will require a single majority of one combined group of all homeowners in Geist Landing, instead of a majority of homeowners in each of the 7 separate sections. We hope to be canvassing the neighborhood soon to receive a majority of signatures from each



section to unite us into a whole. This will result in a major simplification of the process for obtaining signatures in the future.

The second amendment will include language to discourage corporations from purchasing homes in Geist Landing for the sole purpose of rental property. To our knowledge, we now have 26 rentals in our neighborhood. In 2017, the total was 12. This does not mean that a homeowner can never rent his/her property, but we are proposing that a homeowner must live in his/her home a minimum of three years before renting the property. (If passed, this would only apply to new homeowners going forward, not existing homeowners.) The more rental properties a community has, the more the home values in the area decreases. In many instances, real estate investment companies with lots of cash swoop in, pay cash up front, and then rent the houses to generate an income stream. All too often neither the investor nor the renter has a true vested interest in the community. To the investment company, it's just another rental property, and to the renter, it's just a temporary place to live, much like an apartment. Because of this "disconnect", many rental homes are not maintained and cared for to the same degree as homes that are owner-occupied. In addition, rentals make the area feel transient due to more frequent move-ins/outs. Please refer to the articles at the end of this section to better understand how the large corporations are taking our neighborhoods and communities away.

Due to Covid virus, the actual timing for requesting signatures in favor of these proposed amendments has not yet been decided but we are hoping to begin in the near future.

If you have any questions or concerns about these proposals, or, if you would be willing to volunteer with the canvassing for signatures, you can contact me at: president@geistlanding.com

Websites to learn more about corporate buying:

www.motherjones.com/politics/2013/11/wall-street-buying-foreclosed-homes

Yard Maintenance Doesn't End at the Curb

Property owners are responsible for ensuring stormwater drainage facilities, on or adjacent to private property, are fully functional and do not impede waterflow from natural or artificial infrastructures. Maintenance responsibilities may include mowing grass in roadside ditches, removing brush, debris and other blockages from ditches along with keeping storm-sewer drains, inlets, driveway culverts clear of trash, leaves, and grass clippings. Additionally, pet owners should pick up after pets to avoid pet waste from entering waterways.....It is illegal to dump grass clippings, yard waste and trash in and along waterways and the public right of way. (An excerpt from the Indianapolis City-County newsletter, 2019, Vol 11.)

Please don't mow your grass toward the street or (if applicable) the ponds. If you have a drain in front of your property, **please keep it clear of debris**. Now that fall is coming, it is especially important to keep those drains free from leaves.

Another concern: In the past we have had board members and concerned homeowners who have tried to control the weeds growing at the curbs along Village Way. We no longer will be volunteering to do that and the city does not attend to this. Currently, some of those weeds are several feet tall. This affects the value



and aesthetics of the neighborhood. It would be appreciated if the homeowners who live adjacent to Village Way would take responsibility in keeping the weeds under control. Thank you.

How We Keep in Touch...

Facebook (Closed Group)

Post any helpful information or ask questions related to the **Geist Landing Neighborhood** on our Facebook page. Give us a heads up if you notice something suspicious. Also let us know if you're having a garage sale. Post items you'd like to sell or give away.

Rules:

1. No negative comments directed toward or about neighbors allowed. If you have a complaint, it is courteous to talk to your neighbor directly. If the problem continues, you may contact the MAC.
2. If you have something to sell, feel free to let us know. Only make ONE POST per day. Combine items if you have multiple items to avoid flooding people's email in-boxes. Only post 1 time per week for each item up to 3 times total. Please include pictures, price and any details about condition. If items don't seem to gather any interest, consider lowering your asking price or look elsewhere to sell.
3. If you have a service that you'd like to offer for, please add your information to the [directory of services](#).
4. Only residents of Geist Landing and Hunters Ridge are allowed to be members of this group.
5. You are responsible for any consequences of using this group whether good or bad.

GLNA Web Page

<http://www.geistlanding.com>

This site has a lot of helpful information for the homeowners and new homebuyers from outside the neighborhood.

Assessor's Office, East - 317-327-8888

Police Non-Emergency - 317-327-3811

Health Department - 317-221-2150

Republic Waste Company - 1-800-234-6881

Mayor's Action Center - 317-327-4MAC (4622)

City-County Council - Mr. Ethan Evans 317-619-9534

Mayor's Advocate – Natalie Van Dogan **Office:** 317-327-5121, **Cell:** 317-408-1991