



Porter Cove Homeowners Association

P.O. Box 895, Chesterton, IN 46304

www.portercove.com

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Flooding In Porter Cove

Porter Cove homes backing up to the Nipsco land and bike trail experienced nerve wrecking high waters during the rain storm in September. Some of the water even poured out onto Essex Drive.

The high waters literally prevented homeowners from traveling in or out of their drives and stalled a car or two. Thanks to great neighbors those cars were rapidly pushed onto dry land.

Flooding from Pearson Rd and high waters also poured over the bike trail in some areas and into some yards.

The bike trail is purposely tilted to the north to allow the flow of rain water to enter a ditch and then directs it westbound under the culvert entrances to Kids Cove Park.

Strangely enough, The PCHA Board have entered into conversations with the town of porter prior to the major rain storm as many of the homeowners complained of standing water in their yards from the trail.

A representative came to assess the problem along the trail between Pearson and the Kids Cove Park. It was discov-

ered that several homeowners, either current or from the pass, have encroached on the land by building up the ditch. This caused staggering puddles creating those Mosquito Havens that make enjoying outdoor living space in those areas unbearable.

The Town of Porter promised to send workers out to clean the culvert of debris so that water can easily flow thru, however, they are requesting that the homeowners restore the ditch behind their homes as soon as possible and at their own expense.

Fixing the problem is not as simple as digging a ditch behind the homes, it must properly decline Westbound.

Therefore, the PCHA has called on independent contractors to inspect the area and give quotes to properly correct the problem. The goal is to first, get a low enough quote that would be affordable for all the homeowners involved in these tough economic times, and second, properly correct the problem so everyone can enjoy their back yards again.

We have succeeded in getting the town to overlook fines... **Cont... Pg 3**

Common Complaints

Barking Dogs, Unleashed Dogs, Cars Blocking walkways, overgrown trees blocking walkways, cars parked on both sides of curve creating blind spots for passing cars, speeding cars. Please Slow Down! Children are at play. 20 MPH in the subdivision.



ANNOUNCEMENTS



Your 2008 PCHA Board

President - Sharon Jones
219-973-8742
vicepresident@portercove.com

Vice President -

Secretary - Madalene Vargas
921-0057 secretary@portercove.com

Treasurer - William Lopez
921-0024 treasurer@portercove.com

Director - Jim Wiseman
929-1488 director@portercove.com

Spa Discounts for Porter Cove

Did you know that the owner of Serenity Spa and Salon lives right here in our great community? For a limited time only, Serenity will be offering PC Residence a Discount. Call Now 219 921-0300. Make an Appt. Today.

Important Numbers

Police Dept	911	or	926-7611
Fire Dept	911	or	926-1226
Parks Dept			921-1687
Allied Waste Services			219-662-8600

Garage Sales

Thanks to Russell Dahl and his supporting team for a well organized garage sell event. Many other sales seem to have successful results also. We hope they were profitable for all.

Important Reminders

- *Dogs should be on a leash when walking. Please pick-up after your pets.
- * Grass Clippings should be cleaned off walkways. Please clear all walkways of any debris

PCHA 2009 Board Election Year

It's that time again to select a new Board. The current boards two year term will expire in February of 2009. We know that most of you would like to participate in board activities but do not know what it all entails, so, we will outline all duties related to each position so you can plainly see the requirement.

Each board duty is fairly simple and the current board will train you until you are comfortable. The current board will also be available for advise throughout your term.

President-chair board meetings at least every two months. Forward community information to web site editor, Respond to emails from community.

Vice-President-chair board meetings in absence of President, Editor of community newsletter, Signer on Checking Account

Treasurer-Keep computerized record of all financial records, Accounts Payable & Receivable, Signer on Checking account

Secretary take meeting minutes, type them for board approval and forward them to web site editor.

Director Work closely with Vice President, Find Contractors for community work, research for Contractors

To make things even easier, the current board has added on an Executive Board of at least three members. The Executive Board are those who can occasionally help the board carry out clerical duties. The Executive Board will assist the board with things such as stuffing envelopes, picking up orders from the printer, correspond with the web designer etc.

Welcome New Neighbors To Porter Cove

____ new neighbors have joined our community in the second quarter.

693 Pearson Rd, 1040 Cove Trail, 1398 Dixon Parkway, 1337 Port Cove Dr., and 725 Commodore Lane were all fortunate to get great deals in Porter Cove. The lowest priced home sold for \$ and the highest priced home sold for \$

Three homes are still active



with asking prices ranging from \$—\$ If you are one of the ____ homeowners trying to sell your home this Fall, remember these two words, “ You are selling them their next home, not your

present home” so try to neutralize as much as possible. Your photos, hobbies and art may distract them. Make sure that your home is priced correctly, never give information to the buyers about why you are leaving or what you may accept, and try not to be present for showings.

We wish you all well with a smooth transaction and great profits.



Job Opportunity

Need Extra Cash! Please contact the PCHA President for information on community lawn Care Jobs.

If you would like to network with neighbors please go to www.portercove.com, click **Workforce** in the left column and view phone numbers and discounts.

Advertisement is free to residents of Porter Cove. The following are just a few networking opportunities that you may find online.

- **Lawn Care and odd jobs**
Alexander Buff—cdbuff@crow.n.net
Andrew Scott Menard 395-9873

Free Porter Cove Classifieds

- **Baby Sitters** (Red Cross Certified)
Krystena & Jesica 921-0508
Leah Dujmovich 983-1411,
Alexander Buff 926-5218
- **Pet Sitters**
Krystena & Jesica 921-0508
Alexander Buff 926-5218
- **Computer Troubleshooters**
IT Specialist- Charles 746-1478
- **Mortgage Loan Financing**
Suzi Toadvine 916-6752
- **Real Estate Consultants**
Area Specialist-Sharon 973-8742
- **Financial Consultants** Cindy
Wyman 405-2405

- **Spa and Salon Services**
Serenity Salon 219 921-0300
- **Home Cleaning Services** Michelle
Bryant 241-6935

If you have a business or service that you would like to offer to the community, simply log onto our website, click **Workforce** in the left column and register.

Please take note that these listings will be provided for information purposes only and the PCHA Board strongly recommends that you exercise your consumer right to interview and research the backgrounds of those you would like to conduct business

Flooding in Porter Cove

and demands on homeowners to re-survey their properties.

It is ultimately up to the affected homeowners if they would like to share the expense or correct it on their own but experts highly recommend that it is properly corrected by one contractor. If you have questions or concerns, feel free to email president@portercove.com. Or call Sharon at 219 973-8742. More information will be given to the affected homeowners after the quotes are in and after many details are ironed out.

Home Flooding

Being a victim of a flooded basement can be a scary experience for those who do not know what to do. Here are some guidelines before entering a flooded home. 1) Turn off electricity. 2) Turn off gas or fuel valves. 3) Check outside walls for cave-ins, any structural damage, or other hazards. 4) Open your doors and windows to

let some fresh air in to circulate.

Sump Pump Info

If you have already lived through the dreaded experience of a flooded home, then you know how much damage it can cause. Even one inch of water can take many hours to clean up and causes thousands in damages. Installing a sump pump in your basement or crawl is your best defense to prevent flooding, which is most often caused by water build up in the soil that makes its way into your home.

There are many ways for water to enter and many ways to prevent it from entering. Check to make sure your gutters direct water away from your home. Build up the earth closest to your home first with sand then top with soil and grass so that water will flow away from your home.

Several Porter Cove Residence have complained of sump pumps turning

on even when it is not raining. Experts say it could be that the sump pump's float may be hanging on something in the tank and simply repositioning the pump may solve the problem. It can also be that the water levels are just high in the area. Just "Thank Goodness" you have a working sump pump and make sure to conduct routine maintenance checks.

Sump Pump Inspection

- Remove the cover and slowly pour water into the sump tank.
- Watch for the "float" to rise and trigger the pump.

Once the pump is engaged, the water level will quickly lower and the float will shut off the pump. It is as simple as that. Two quick steps and you can prevent your home from flooding and many heart aches due to a broken sump pump. We wish you all the best in protecting your real estate investment in this great community of Porter Cove.

Porter Cove Violation Post-Cards



The PCHA Board would like to thank those of you for your rapid responses to this quarters violation post-cards. It is encouraging to see that we are all working together to keep the community up.

What is expected of me?

In short, all homeowners are expected to follow the covenants and restrictions. They were put in place to make life as pleasant and enjoyable as possible for this community. Most importantly, they were put in place to help all of us maintain the proper rate of increase in property value. Please take the time to visit our website at www.portercove.com to print out the Covenants & Restrictions if you do not have a copy.

What does my HOA Fee pay for?

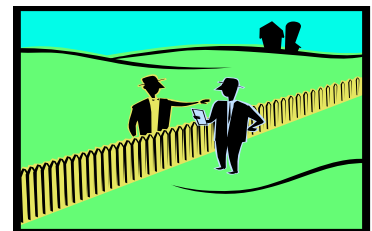
PCHA Fees are the lowest in the area. It pays for stationary or supplies to conduct

PCHA business, quarterly newsletters, postage, lawyer fees, refreshments for annual meetings, Print Jobs, Board members meeting fee. Upkeep of entry signs; i.e. controlling weeds, purchasing bulbs etc., upkeep of Community property lawn care, water bill, electric bill, Insurance, upkeep of pond; i.e. cleaning trash and cutting down lawn and trees. etc.

What happens if I do not follow the rules?

You will be breaking a signed commitment that you agreed to keep when you purchased your home. You will birth a unfavorable relationship between neighbors in the community who honor the restrictions. You will begin to receive complaints from neighbors who will forward their complaints to the PCHA Board. You will receive a letter or Violation Post-Cards to correct the problem immediately. You will be warned of final actions if the problem is not worked out immediately which sometimes result in Fines or even Liens placed on your property.

Resolving Issues with Neighbors



Board members encourage each homeowner to resolve issues with their neighbors in a considerate and respectful manner. Whether it's a barking dog, inappropriately parked vehicle, uncut lawn, trash, noise, etc., we suggest approaching your neighbor and talking about the problem. If that doesn't work, you may contact any Board member who will act as a mediator especially if the behavior violates *Covenants & Restrictions*.

Please know that certain activities are against Town of Porter ordinances and you can call the Police for more immediate action. We suggest the non-emergency number of 926-7611.

PCHA 2009 Board Election Year Cont...

If you are interested in a position but need more information call Sharon or the person who presently holds that position. We will promptly answer all of your questions.

Many fun committee positions are still open...

Are you creative? Do you like to do nice things for others? Then you are perfect for the Welcome Committee. The Board will let you know when a new neighbor has moved in and all you have to do is set up an appt to drop off a welcome package. You will have the freedom to be as creative as you can to make our new neighbors feel welcome.

Are you crazy about holidays and community events? Do you love to decorate or hire entertainment? Then you will be perfect for the Welcome Committee Event Coordinator.

Are you a concerned citizen? Do you believe in controlling crime by preventing it? Then you are perfect for the Neighborhood Watch Committee. All you have to do is keep an eye out on a few homes around yours and make anonymous calls to your police

contact.

Are you a loving parent of a child who plays in Kids Cove? Do you want it to stay safe and enjoyable? Then you are perfect for the park watch committee. All you have to do is report what you see to an assigned board member.

Are you a stickler for the rules? Do you

Are you a retiree? Or do you have time to stick labels or stamps on letters and take them to the post office? Then you are perfect for the newsletter committee. All you have to do is mail community newsletters every three months.



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Website Updated on a

Weekly Basis!!!

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