Sandy Point Newsletter
February 2026

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Please Welcome our Neighbor to Sandy Point

Michael Powers & Belinda Cozzy-Powers
8068 RBDW

Tyler Rector & Asia Feeser
8048 RBDW

Diana Ingemanson & Jason King
8141 RBDE

New Snow Removal Policy Includes Front Sidewalks

The Board of Directors received a lot of positive feedback from homeowners when our sidewalks were shoveled by Quinn's in December. We heard you! The Board has revised the snow removal policy to include the clearing of front sidewalks.

The new Snow Removal Policy, effective beginning January 20, 2026, is as follows:

Snow is removed from the streets, driveways, guest parking lots, and front sidewalks leading from each home's front door as soon as

possible after at least three (3) inches have accumulated. Each resident is responsible for snow removal from any other walkways or paths around their home and for the application of sand or concrete-safe ice melt on sidewalks and driveways. Using sand, rather than salt, on driveways and sidewalks is preferred. Move any vehicles parked in driveways to allow for snow removal.

Special thanks goes to Property Manager Jerri Guinn for negotiating and reaching a reasonable market price with the vendor. Thank you, Jerri!

(You may want to make a note of this change that revises the Snow Removal Policy found on page 24 of the Sandy Point Homeowners Manual.)

Architecture Control Committee Notice

Greetings from the Architecture Control Committee (ACC).

As the weather improves, many homeowners begin planning projects around their homes. Please remember that all Sandy Point homeowners are required to submit an ACC Change Request for every planned project.

The ACC Guidelines and Instructions can be found under Sandy Point Forms on our website: **www.sandypointcondos.com**

Once you are ready, please email your project notification to **acc.sandypoint@gmail.com**

A member of the committee will reach out to discuss next steps.

Thank you for your cooperation.

Kay Piotrowicz, ACC Chair
Mark Truett, ACC Member
Bill Hall, ACC Member

Thank you for Using the Maintenance Request Form and Process

Last fall, the Building Maintenance Committee (BMC) introduced a new form for the submission of routine maintenance requests. The goal was to enable a prompt response to maintenance issues and to

carefully track all requests. As of mid-January, seventeen (17) maintenance requests have been submitted by homeowners. Eight (8) of the seventeen (17) requests have been completed. The remaining requests are on hold until weather conditions permit the work, and they are at the top of the “To Do” list.

As a reminder, the Maintenance Request form is available on the Sandy Point website (**www.sandypointcondos.com**) or paper copies may be picked up from the black box by the swimming pool. Homeowners may submit the form online or by placing a completed form in the black box at the Sandy Point Property Manager’s residence, 8084 RBDE. The Property Manager will review the request with the BMC, and the BMC will follow up with the homeowner. The Property Manager will schedule and oversee all work.

Thank you to Committee co-chairs Barb Shuey and Joe Klein for improving our processes and for their willingness to work closely with Property Manager Jerri Guinn to meet the needs of our residents.

Why the Board Is Revisiting the Resale Assessment Proposal

In 2024, the Sandy Point HOA Board presented a proposed resale assessment for a community vote, and it did not pass. Since that time, the Board has taken a deeper look at the operational impacts of home sales and developed clearer examples to help explain how these costs affect both new and current residents. With that added clarity, the Board is revisiting the proposal and will be sharing more information with HOA members as plans progress.

When a home is sold, inspections and related follow-up work often create **time-sensitive maintenance needs** that must be addressed quickly. These demands can affect both recently sold homes and the Association’s ability to complete work already scheduled for current residents.

A resale assessment would allow the Association to:

- **Respond efficiently to increased workload**, including hiring additional or temporary manpower when needed

- **Reduce pressure to increase monthly HOA dues** by using a one-time, event-based fee
- **Perform preventative maintenance** identified during inspections, helping avoid larger and more costly repairs in the future

As envisioned, the assessment would be a one-time fee triggered by a change in ownership and payable by the transferee (buyer), typically collected at closing. This structure avoids creating an additional cost for homeowners who are not selling and helps align certain costs with the events that generate them, while supporting long-term planning and community upkeep.

The Board is sharing this information in advance to help homeowners understand the reasons for revisiting this proposal and to encourage thoughtful consideration and questions ahead of any future vote.

Vendor Interactions Within Sandy Point

The Homeowners Association periodically hires vendors to perform work throughout the Sandy Point community, including landscaping, snow removal, painting, and other maintenance services. These vendors are contracted to complete specific tasks on behalf of the HOA, so we kindly ask residents not to interrupt or redirect them for personal projects.

If you have a request related to HOA-coordinated services, please contact the appropriate committee: Grounds/Landscape, Building Maintenance, or Architectural Control. Homeowners wishing to hire a vendor for personal work should reach out to the vendor's office directly to discuss services and fees.

Thank you for helping ensure that scheduled community work can be completed efficiently.

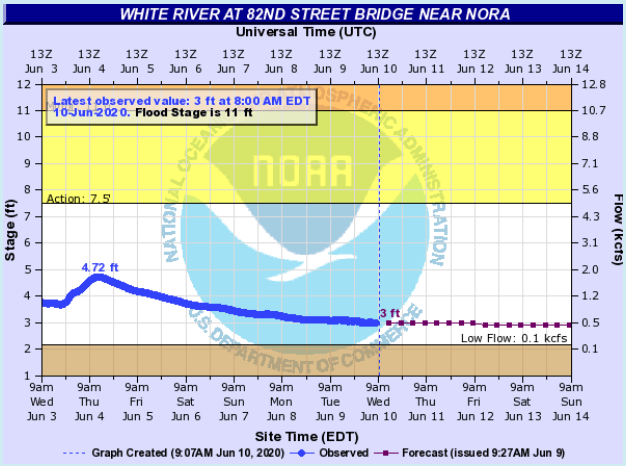
Help Protect Trees from Beaver Activity

Beavers have been especially active this winter. If you notice any damage to trees along the river or inlet, the Grounds Landscape Committee kindly asks that you submit a Sandy Point Maintenance Request form. Reporting these incidents helps us take timely steps to protect affected trees from further harm.

Tree Trimmers at Work in Sandy Point

Below is a screen shot of the Water level on the White River as taken at the 82nd Bridge location.

- Many folks care to know what it is from time to time. To get this current information you may click **"Here"** or on the image. Both will take you to todays forecast.



Below are the important connections to the website and contact information for the Sandy Point Website Community

Click here to go directly to the website

8077 River Bay Drive East - Indianapolis, IN 46240

Office Hours: Monday through Friday 8:00 AM - 5:00PM

From time to time you may have a question and not know the answer or to whom to ask the question.

Email President

Email Property Manager

Sandy Point HOA | 8077 River Bay Drive East | indianapolis, IN 46240 US

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