Sandy Point Newsletter
March 2026

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Recruiting Swimming Pool Volunteers

It has been a long, cold winter, but May will come and then Pool Time!

Our Sandy Point pool operates through the help of volunteers, which helps us have this amenity without great cost for us. I coordinate the helpers who keep the pool going.

There are 3 duties at the pool:

1. Prepping the pool to open the Saturday before Memorial Day some morning for a little over an hour. Opening Day this year will be 5-23. We clean the outdoor furniture, the pool house and set things up for the start of the pool season.

2. Opening the pool at 9 a.m. and closing it at 9 p.m. daily. We provide the key for the week, two weeks or longer that you volunteer to open/close.

3. Cleaning the pool bathrooms and poolside, if needed, twice a week - early in the week after weekend use and at the end of the work week before the next weekend use. Time spent- about a half hour each time. We provide the materials, including gloves.

Please contact me, Sandy Wood, via call or text @ 317-225-6206 or email @ sjfwood76@gmail.com. First come first served regarding your preferred job and your preferred dates of the summer. Thanks to all who have volunteered in the past. Hope to hear from residents soon.

-- Sandy Wood

Top Ten Signs You Are an Awesome Sandy Point Neighbor

10. You always leash your pet and pick up its waste!
9. You bag your trash.
8. You read and refer to the Sandy Point Homeowners Manual.
7. You attend social events like the summer pool party, drinks on the driveway, and the fall brat party!
6. You wave to everyone!
5. You park in your garage and not on the street.
4. You enjoy gathering with neighbors at the swimming pool and tennis/pickleball courts.
3. You idle your boat through the inlet and near the shoreline so you don’t create damaging wake.

2. You always get prior approval before making any condo or landscape modifications.

And the #1 sign you're an Awesome Sandy Point Neighbor:
1. You drive the 20-mph speed limit, watching out for pedestrians and pets!!!

(Creative credit to Jeff Bourquin. Thank you, Jeff!)

Submitting Timely Maintenance Requests

Roof leaking?
Gutters separating from your house?
Shingles blown off your roof?

Please submit a Sandy Point Maintenance Request form at the first sign of trouble. Delaying home maintenance can lead to bigger problems including structural damage and increased repair costs. Minor issues that are not timely addressed can escalate into major problems.

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 Building Maintenance Committee (BMC), and the BMC will schedule a meeting to review the issue with the homeowner. The Property Manager will schedule and oversee all work.

Thank You, Homeowners!

Thank you, everyone, for taking down your holiday lights and decorations as soon as possible after the holiday -- especially given the amount of snow and cold temperatures we have experienced.

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

Stolen Mail Alert: Beware if Mailing Checks

Recently, an envelope containing a check was stolen from a Sandy Point homeowner's mailbox after being placed there for pick up. Unfortunately, this is an easy crime for people to commit, and it happens in Sandy Point from time to time.

Steps you can take to reduce your chances of falling victim to this crime:

1. Use online bill pay when possible – Reducing the number of checks you write reduces your exposure to possible fraud.

2. Use an anti-fraud pen to write checks – Certain types of ink, such as gel ink, cannot be washed off because they permeate below the surface of the paper.
3. Do not place outgoing mail containing checks or cash in your home mailbox for pick up.
4. Place mail in USPS collection boxes *before* the day's last pick-up time so your mail doesn't sit there overnight.
5. Go inside a post office and place your mail inside a receptacle or hand it to a clerk.
6. If you think you may have been a victim of mail theft, you may call the US Postal Inspection Service at 1-877-876-2455.

Why the HOA 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 labor when needed;**
- **Reduce the pressure forcing larger increases to monthly HOA dues by using a one-time, event-based fee; and**
- **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.

Feel free to submit your questions or comments about resale assessments to Nancy Shields at nshields@pscindy.com.

Urban Wildlife: Living with Coyotes

You may have noticed what seems to be an increase in coyote activity in and around Sandy Point. February is mating season for coyotes and can lead to increased sightings. The Indiana Department of Natural Resources (DNR) provides information and recommends steps to help people living in urban residential areas avoid conflicts with coyotes and other wildlife.

DNR recommends the following:

Do Not Feed Wildlife (including birds)

· Do not leave pet food out overnight. Keep pet food bowls inside when not in use.
· Avoid keeping trash outside and make sure to cover it with tight-fitting lids.
· **Do not provide food and water for wildlife, including birds.** Rodents, which are a coyote's natural prey, are attracted to birdseed. The presence of rodents can then lure coyotes, which also will eat birdseed, fruit and compost.

Protect Pets

· Keep cats indoors.
· **Always walk your pet on a leash.**
· The only pets that should be left unattended outdoors are those kept in a kennel with a covered top.

Discourage Coyotes

· Remove brush and undergrowth that could provide cover for coyotes or the small animals they like to eat.
· If you see a coyote in your yard or while out walking, use scare tactics. Yell. Make loud noises. Shake or throw a can

filled with coins. Throw a ball, shoe, sticks, or other object at the coyote. Spray it with water.

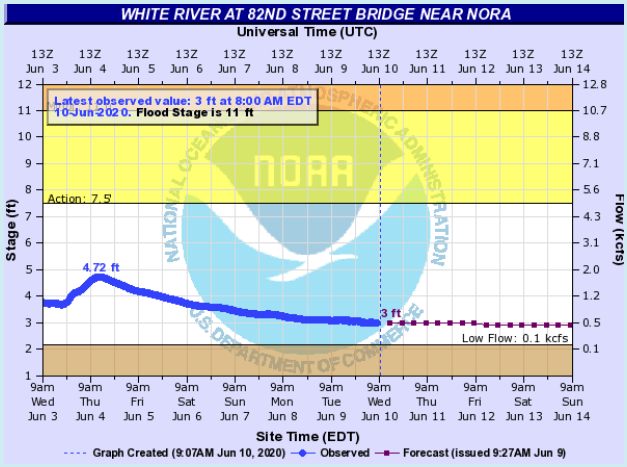
· Never leave loose trash outside.

Coyotes eat mostly small rodents and rabbits. This makes them an important member of the food chain. In some cases, coyotes may attack and kill small pets. But coyote attacks on humans are rare. However, there are times that people who spot a coyote near their homes should be wary. “If you’re seeing it a lot during the day, it doesn’t seem to be scared of people, maybe it’s acting kind of aggressively towards you, barking, or things like that. That’s a problem,” said Brian MacGowan, a wildlife extension specialist at Purdue University. “That’s just simply not normal coyote behavior.”

Stay alert and enjoy the diverse wildlife that lives around us at Sandy Point. To learn more, visit on.IN.gov/animals.

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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