Sandy Point Newsletter October 2026

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Sandy Point Homeowners Annual Meeting

Mark your calendar for the Sandy Point Homeowners Annual Meeting on Thursday, October 22, 2026, at 6:30 p.m. The meeting will take place nearby at the H. Dean Evans Community & Education Center, located at 8550 Woodfield Crossing Boulevard. We hope you'll join us for this important community gathering.

It is crucial that we have a quorum at the meeting so we can conduct business including electing board members and reviewing the 2027 budget. You also will hear about the planned building projects to create needed office space for Sandy Point Property Management.

If you know you are unable to attend, please complete and submit your **proxy** so that we will have enough households represented to reach a quorum. Proxy forms are included in the mailing packet with the Annual Meeting notice. Submit your proxy to Property Manager Jerri Guinn. You may place completed proxies in the black lockbox on Jerri's porch at 8084 RBDE or send them to her via email to spmgr@sandypointcondos.com or U.S. Mail.

We hope you can attend!

Submitting Questions to be Addressed at the Annual Meeting

If you have a question about the Homeowners Association or the work of one of its committees, it is likely that other residents have that same question. Homeowners may submit their questions by **Sunday, October 18, 2026**, to Board Secretary Kim Ebbs. Kim can be reached at **klh1964@sbcglobal.net** or at 3036 River Bay Drive North. Board members will respond to these questions at the Annual Meeting for all to hear.

Get to Know the Three Candidates for the 2026-2027 Sandy Point Board of Directors

Belinda Cozzy-Powers

Dear Sandy Point Community Members,

I would like to take a moment to introduce myself. First, I apologize for not being able to attend in person due to a pre-planned vacation.

My name is Belinda Cozzy-Powers, and my husband and I moved into Sandy Point in January of this year. We are extremely happy to be here. We had admired this area for nearly 20 years and always hoped to call it home someday. We truly feel that Sandy Point is the perfect place to enjoy our retirement. Every time I enter the community, I feel a sense of peace, calm, and belonging.

For those who may not know me, I would like to share a little about my background. I have spent nearly 30 years working in the museum

field in Indianapolis, Indiana. My career included positions with two major institutions: the Children's Museum of Indianapolis and the Eiteljorg Museum. As an exhibit and installation specialist, I managed and participated in projects both inside and outside the museums, working closely with contractors, vendors, and professionals from many different trades.

In addition to my museum experience, I owned rental properties during the late 1980s and 1990s and completed private installation work for organizations such as Black Expo, the Black Historical Society, and private art collectors.
I later worked for Botanica Garden & Gifts, a company specializing in landscaping and floral design for special events. After leaving the Eiteljorg Museum, I became a private assistant to Dr. and Mrs. Irving Prince. During that same period, I also served as a Property Manager for Secure Storage in Lebanon, Indiana.

My volunteer work with Habitat for Humanity of Boone County eventually developed into a professional opportunity. In 2021, I became the Warehouse Manager for the Habitat ReStore. I currently continue in that role on a part-time basis. Habitat for Humanity is the third nonprofit organization I have had the privilege of serving, and I continue to find that work rewarding and meaningful.

Below is a brief overview of my professional experience:

- **Children's Museum of Indianapolis** (1988-2003)
- *Exhibit Specialist*
- **Eiteljorg Museum** (2003-2017)
- *Senior Exhibit Specialist*
- **Botanica Garden & Gifts** (2000 - 2021)
- *Landscaping and Special Events Floral Service Manager*
- **Dr. and Mrs. Irving Prince** (2017-2025)
- *Private Assistant*
- **Secure Storage** (2018-2023)
- *Property Manager*
- **Habitat for Humanity of Boone County ReStore** (2022-Present)
- *Warehouse Manager (Part-Time)*

I look forward to meeting and working with all of you and becoming more involved in our Sandy Point community. Thank you for your time, and I look forward to getting to know everyone.

Warm regards,
Belinda Cozzy-Powers
Sandy Point Resident

Jeff Bourquin

After living 33 years in the Meridian-Kessler neighborhood, we moved 17 years ago to 3040 RBDN in Sandy Point.

My wife of 54 years is Judy, a past SP board member and HOA president.

I enjoyed a 35 year career in sales and customer service in the highway transportation industry.

I served 20 years as a basketball and volleyball coach for 4th-8th grade girls.

At Sandy Point, I've served as the boat storage facilitator, a fall Braut Party chef, pickleball group coordinator, been on various grounds care crews, and a frequent social events attendee.

I'm told that I am well-organized, a good listener, reliable, and that I have strong communication skills.

I am committed to growing our property values, maintaining our financial strength, and continuing to make Sandy Point an exceptional place to live.

Ralph Shaw

My wife Karen and I bought our Sandy Point condo in October, 2024. We spent the first four months remodeling before moving into it in February, 2025. Prior to moving here, we lived in a number of HOA's, so we have been exposed to varying skill levels of HOA management. In our time here, we have seen how well-managed Sandy Point is, in terms of both operations and financial management. Over the last year, I got involved by volunteering to assist Jim Kress with the financial planning, opening/closing the pool, and in September we hosted the Drinks on the Driveway.

I retired five years ago from Emerson as the CFO of a billion-dollar division, so I have both a financial and business background. My history also includes several stints volunteering on church councils, serving as church treasurer, involvement with Junior Achievement, and coached softball for many years. Over the last 20 years, I have become an avid runner. You may have seen me running around our neighborhood but do most of my running on the Monon Trail. We chose to make Sandy Point our home as it is between St. Louis and Columbus (Ohio) where we have grandchildren. And I can tell you we are quite pleased with our move here.

Boat Storage at Sandy Point, 2026-27

As we get near the end of the boating season, I thought it might be a good idea to go over the procedures for storing boats in the Sandy Point boatyard, particularly a couple of changes.

The main change is that we have had to say goodbye to our good friend and former boatyard manager, Randy Rosebrock. I'll be taking over for Randy. My name is Chris Wood, and my contact information is as follows:

Cell: 317-372-7821
Email: **cricklebee627@gmail.com**
Address: 8004 RBDE (right next to Randy's old house)

I will not be using a lock box as Randy did. Instead, please call or text me to arrange dropping off your check made out to Sandy Point HOA and getting the new padlock combination and the new green boatyard stickers for 2026-27. The fees remain unchanged: $120 for boats and $15 for kayaks, canoes, and paddle boards. **The new padlock combination will be effective starting October 26, 2026.**

Construction of the new maintenance building, just north of the pool, will begin in November, so we will need to make way not only for the building itself but also the construction workers and their equipment. The building committee has designed some new spaces for our boats, so there should be no problem accommodating all Sandy Point watercraft.

If you would like further information about the boatyard, just give me a text or call.

Chris Wood, Boatyard Manager

Fall Brat Party October 11th

The Sandy Point Fall Brat Party is a neighborhood favorite. Please join us at the common area in the nature preserve. The gathering starts at 4:00 PM.

Bring your chair, beverage and a dish to share. Brats, hotdogs, buns and toppings will be provided by the HOA. ***We hope to see you there!***

Thank You to Sandy Point Volunteers

Pool Helpers

Many thanks to all those who helped prepare the pool for the season, opened and closed the pool daily, cleaned the pool bathrooms and surrounding area during the season. You made it possible for all of us to have access to the pool. See you again next year! ⛱️

Sandy Wood, Pool Coordinator

Drinks on the Driveway Hosts

A special thanks to our neighbors at **8134 River Bay Drive East. Ralph and Karen Shaw** for hosting the last DOD of the season. Its was very much appreciated.

Sandy Point Community

Display of Political Signs

Election season is upon us, and some neighbors have asked about displaying campaign signs. Political signage is permitted at Sandy Point if it complies with the pertinent Indiana statute (Indiana Code § 32-21-13) and the following guidelines:

- Political signs may be displayed beginning 30 days before and ending 5 days after the date of the election to which it relates. With respect to the November 3, 2026 midterm election, political signs may be displayed beginning on October 4 and ending on November 8.
- The total number of signs may not exceed 3.
- Signs must be professionally printed and mounted on wire stands (no hand lettering) and may not be larger than the standard yard sign used by all candidates.
- All signs must be in the Common Area adjacent to your home, where they do not interfere with lawn mowing, maintenance, or services provided. The HOA will move any signs that create a problem for service providers.
- Homeowners must remove their election signs no later than 5 days following Election Day. Otherwise, Sandy Point management will remove them.

The full discussion concerning the display of signs can be found in your Sandy Point Homeowners Manual.

Sandy Point Board Moves Forward with Onsite Property Management Office Project

-- This is a reprint of the article first distributed on Sept. 11, 2026.

The Sandy Point Board of Directors is moving ahead with plans to create an onsite property management office following the completion of a task force review led by Todd Snow.

At the August Board meeting, Todd presented the task force's final report to the Board. The report outlined options and considerations for providing dedicated office space for Sandy Point management operations. After reviewing the findings, the Board decided to pursue remodeling the current garage and maintenance space (at the rear of the pool house) into a dedicated onsite office. [Click here to access the EXECUTIVE SUMMARY OF THE TASK FORCE'S FINAL REPORT.]

The proposed office would provide a visible and accessible location for property management services within the community. Because the existing garage and maintenance area would be converted into office space, the project would also require construction of a new garage and maintenance building to support ongoing operations. Plans are for the new structure to be built in the boat yard area. Care will be taken to ensure the design blends with the overall aesthetics of the Sandy Point complex.

Therefore, phase 1 is to build a new garage/maintenance building and transfer all supplies and equipment from the existing garage to the new building. Phase 1 is expected to be completed this fall. Phase 2 is to remodel the existing garage into a property management office. We anticipate conducting phase 2 in the first quarter of 2027.

Contractor bids for the new garage and maintenance building (phase 1) have been reviewed, and Final Features has been selected to bring this vision to reality. A construction contract is being negotiated, and the project is expected to begin in November.

Regarding phase 2, Property Manager Jerri Guinn and the Board will continue to evaluate plans and contractors for the remodel project. The Board will continue to evaluate next steps carefully as planning progresses.

How will Sandy Point pay for these two building projects? Because of the financial stewardship of the HOA and the healthy Sandy Point reserve fund that has been maintained, both building projects will be paid for with reserve funds. Jim Kress, Sandy Point's long-range financial planner, has reviewed budget projections with the Board. The reserve fund can be replenished over the next few years by implementing reasonable annual HOA dues increases as have been customary in recent years.

The Board extends its sincere thanks to Todd Snow for leading the task force, which included Julie Marsh, Kay Piotrowicz, Barb Shuey, and Jim Kress. The Board also thanks each member for contributing thoughtful insight and expertise to this important project. Their work has helped establish a strong foundation for a thoughtful path forward as Sandy Point considers improvements that will benefit the community.

We will continue to keep residents updated as the project continues. If you have questions, please submit them in writing to Barb Shuey at **bshuey@sbcglobal.net** and to Joe Klein at **klein.j@sbcglobal.net**. In the near future, a list of Frequently Asked Questions will be compiled and made available to you.

-- Sandy Point Board of Directors

For Sale: Pontoon with Trailer

For sale: 2000 Bennington 20' pontoon with trailer. Yamaha 4-stroke 50hp engine. New cover, upholstery and battery in 2026. Runs great and looks even better. $13,500.

Text Judi Seidel, 317-345-9589 or stop by at 8198 RBDE.

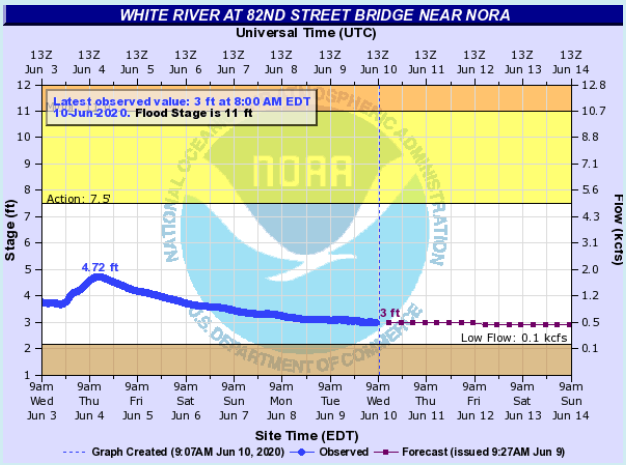
Upcoming Events:

Upcoming Events at Sandy Point; Dates to Remember

- **October 11th -** Fall Brat Party
- **October 22nd** - Sandy Point HOA Annual Meeting

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.**



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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