

THE STRATFORD NEWS

Special Edition

~ SPRING 2022 EDITION ~

May 2022

New Avon Water Park!



Scheduled to open in May of 2022, Avon will have a new water park, The Murphy Aquatic Park. The waterpark will have the largest wave pool in Indiana, water slides, toddler zone, and a large play area in the center of the pool which will be completely ADA accessible. There will be a large all-inclusive playground outside of the waterpark, trails, a large recreational hill, recreational pond & native plantings. The park is located near the corner of CR 625 E & CR 100 S, across from the AJAA Athletic Fields. For more info, www.washingtontwpparks.org/murphy-park.html

SAHA Google Group

You are invited to join the SAHA Google Group in order to receive your neighborhood news and alerts via email. Send your request to be added to our distribution list to StratfordOfAvon@yahoo.com.

Neighborhood Garage Sales

The Stratford of Avon Summer Two-Day Neighborhood Garage Sale will be held Friday, June 24 and Saturday, June 25, 2022. The Fall One-Day Neighborhood Garage Sale will be held on Saturday, September 10, 2022. All sales begin at 8:00 am. Your HOA will place an ad in the newspaper and arrange for large signs at each entrance. Good luck with your sale!

Traffic Safety is Paramount

The safety of our children and of our residents is paramount. Please drive carefully and obey all stop signs and speed limits within the neighborhood. Our children learn from their parents and your safe driving helps to prepare the next generation to be safe drivers as well. The SAHA board is continuing to monitor safety concerns that are brought to our attention. They are considering a number of options in cooperation with the Town of Avon and Avon Police to improve traffic safety in Stratford.

Homeowner Annual Dues

Stratford homeowner dues must be paid by July 1st of each year. You will receive your invoice for your lot by mail. These yearly dues are \$75.00 and have never been increased since the start of the HOA over 25 years ago. Your HOA dues pay for the maintenance of the common areas, electricity for the sign lights, the annual summer family event plus printing of the newsletter and dues letters. A late fee of \$10 plus 12% in annualized interest is assessed against your property in perpetuity as long as payment is not received. Please pay your annual dues on time to avoid assessments on your property. Contact Lori Becker at lkwb29@gmail.com with questions.

Stratford Summer Family Event

Our annual Stratford Family Event is scheduled for Saturday, July 30, 2022 at 7:00pm. For the first time, we will have our event at the new **Murphy Aquatic Park** right here in Avon. Jennifer Alarie, our Social Committee Chairperson, is working on the details. Some fun and new features are being considered for this revised fun event. Please watch your mail for more details.

SAHA Web & Social Media Info

Connect with us on Facebook, on-line at www.StratfordOfAvon.org or on the Nextdoor app. Covenants and by-laws are available on-line at the SAHA website.

Seasonal Reminders



The reminders are a request from the Town of Avon and Stratford of Avon:

- Please do not rake or blow your grass, leaves, and snow out into the street. This is a safety hazard to the children walking to the bus stops, bicyclists, motorcyclists and those who enjoy walking in our neighborhood. It also prevents the free flow of water into our storm drains and creates ponding in the streets.
- As a courtesy to your neighbors and the neighborhood, if you have a storm drain in front of your property, please keep it clear of yard refuse and debris.
- It is the responsibility of each homeowner to trim their trees so that it does not impede the ability to walk on the sidewalks, drive down the street, or to be able to see the speed limit signs in our neighborhood.
- Please plow or blow a path on the sidewalks on your property for walking during the winter season. Do NOT push snow into the street!
- Please remove the snow from in front of your mailbox. Stratford has a wonderful mail carrier who unfortunately got stuck multiple times during the most recent large snow storm. We recognize this can be difficult when the town snow plows make their rounds, but anything you can do to clear the snow from in front of your mailbox would be truly appreciated. Thank you.

Next Board Meeting Scheduled

The next regular board meeting for the Stratford of Avon Homeowners' Association is set for June 16, 2022 at 7:00 pm. It will be a virtual meeting. The link to join for the first hour is: www.tinyurl.com/saha616a. Please feel free to virtually join us! Additionally, our **in-person** annual meeting is tentatively scheduled for July 21st. Details on that will be forthcoming in the mail sometime in mid to late June with an agenda.

Neighborhood Directory Available

An electronic version of the revised directory is available so that you can print your own copy. New homeowners can request a binder at: StratfordOfAvon@yahoo.com.

Rest in Peace Peg Litzelman

It was with great sadness that we said goodbye to one of our long-time board members and section directors, Peg Litzelman. Peg passed away suddenly in December of 2021. Her contributions to Stratford will be greatly missed. Our condolences go out to Peg's entire family during this very difficult time.

Update on Adjacent Farmland

Many of you may have noticed big changes taking place on the adjacent land north of Juliet Drive and east of CR 625 E. This former farmland, previously owned by the late Mr. Money, was purchased by Sam and Megan Engelman of Avon. The Engelmans have subdivided the land into four parcels and will build their new home on the largest of those four parcels (directly behind the homes on the north side of Juliet Drive). The other three one acre parcels were put up for sale. Two of those were purchased by **current** Stratford residents who plan to build new homes there. One remaining parcel, closest to CR 625 E, is still available for sale.

Drainage concerns were raised by SAHA during the Plan Commission and Board of Zoning Appeals meetings held last summer. At the time, we were given the impression that the Engelman's hired engineer would work with SAHA and the town to address our drainage concerns.

After those meetings, the Engelman's paid for an engineering review to be done by a Town designated engineer. That engineer found that there would be no increase in water runoff and there could potentially be a slight decrease in water runoff. The engineering review fulfilled the Engelman's **legal** obligation and allowed the clearing and construction work to proceed this year.

Although these new homes will seem to be a part of Stratford, they technically will not be part of the Stratford of Avon Homeowners' Association. The Engelman's have taken steps to ensure that homes constructed on these lots will meet or exceed the standards applied to all of Stratford of Avon's current homes.