



www.carefreeclub.org

A NON-SMOKING FACILITY AND GROUNDS

<https://www.nextdoor.com>

SPECIAL EDITION

MARCH 2016

2016 BOARD MEMBERS

Jess Carrasquillo	President	Steve Wisdom	Clubhouse Chairperson
Ellen Morrow	Vice President	Jenaca Tilson	Newsletter Chairperson
ReneeAnn Pikulik	Treasurer	Erich Bauer	Website/Swim Team
Sandra Carrasquillo	Corporate Secretary	Steve Stemnock	Board Member
Linda Stemnock	Pool Chairperson	Bev Huldeen	Activities Chairperson
Patrick McMahon	Grounds Chairperson	Jamie Hawkins	Recording Secretary
Josh Wisby	Board Member		

IMPORTANT DATES:

Monday, April 4, 2016

Special Meeting of the membership 7:00 p.m. at the Clubhouse

Tuesday, March 22, 2016

Informational Meeting 7:00 p.m. at the Clubhouse

Hi neighbors, I'm Jenaca Tilson.

I have been a resident of Carefree for six and a half years, and have served as the newsletter chairperson on the Carefree Club Board for about a year and a half. I have spent my time on the board learning about Carefree, its history, the Club Membership, the effort that goes into maintaining the common areas, and most importantly, the people who work hard to make that happen. It has been eye opening for me and I wanted to share my insight with you.

First off, the people serving on our board are volunteers. We are people who live in Carefree, we have jobs, families, children, and grandchildren to care for, and additionally, we give of our free time to manage and maintain the pool, the grounds, the clubhouse, and the business aspects of our membership. I have seen my fellow board members disagree, fight for their point of view, and vote each other's ideas down. I have also seen them come together as a team, roll up their sleeves, and work really hard toward a common goal when they agree it is the right thing to do. Regardless of what happens at a meeting, you can find everyone staying after to help clean up, and then standing around chatting, catching up, and supporting each other, because we are neighbors who have become friends.

Put simply, our board members are a small sampling of our neighbors who are trying to make good decisions and positive changes to keep our neighborhood awesome. However, there is always room for more input, and we are always in need of more help. We have meetings at the clubhouse on the second Monday of every month, which ALL members are welcome and encouraged to attend. If you are interested in becoming a board member, would like to volunteer in some capacity within the neighborhood, or would just like to learn more about how Carefree Club operates, please join us for a meeting and meet your board members.

My family voted YES to the proposal for two reasons. First, because we use the park, the pool, and the grounds so frequently that we literally consider them part of our home, and we really want to see them maintained. Second, \$115 per year fits into our budget a lot more easily than a random assessment of several hundreds of dollars. Whether you are for or against the proposed increase in our annual dues, I encourage you to attend the upcoming informational meeting, as well as the special membership meeting to learn more, ask questions, voice your concerns, and above all, VOTE!

Jenaca Tilson, Newsletter Chairperson

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We have a great website that is kept up to date by our website chairperson, Erich Bauer. This is always the best place to look for current news, announcements, current meeting minutes, and bylaws that direct all operations of the Carefree Board.

- Our current dues are mainly used for operating expenses – utilities, lifeguard wages, pool chemicals, lawn mowing, etc. Few funds remain for capital improvements, and for much of our club's history, there wasn't a plan in place to properly plan for and fund the maintenance, repairs and replacements that would be needed for our property in the years to come. In 2015 the board hired a firm to conduct a reserve study so we could adjust our annual dues in order to be financially prepared for the future care of our property.
- If the ballot passes, the capital reserve funds will be set aside for those purposes. While details have not been finalized, the funds need to be safe and available. The funds will most likely be put in CDs in order to gain a little interest but not be at risk for loss in value.
- The Board is extremely frugal with Club funds. At the end of each year, money that has not been spent for operating expenses is placed in a designated savings account for future capital expenditures. Historically, this amount has ranged from \$5,000-12,000. For 2016, the Board carefully reviewed the operating budget, and reallocated \$20,000 to be set aside to help meet the \$81,365 reserves needed, as recommended by the reserve study. Without this action by the Board, the cost of the proposed assessment would have needed to be \$153, instead of \$115 per member. From now to 2020, some of the items needing repair or replacement include repairs to the baby pool tile and plaster, replacement of the pool filters, repair and recoating of the tennis and basketball courts, and replacement of the heating and cooling system for the clubhouse. Along with other necessary maintenance and repairs through 2020, about \$203,000 is needed just through 2020. The needed maintenance and repairs are on a cycle, so once done, such as

painting our pools, the work will be done again in eight years. Our facility is over 45 years old and as with our own homes, repairs and maintenance need to be done, and if postponed, we incur greater costs due to continued wear and damage.

- In order to maintain the aging facilities properly, we need to have this additional income. Even with the \$115 added to our current dues amount, it still costs less than \$1 per day in dues per member household for this wonderful facility
- Loans for the needed repairs and replacements, which are difficult for our type of organization to be approved for, are also costly in terms of interest, and not a good use of our limited funds.
- If you are in favor of maintaining our common property for the betterment of all members, we need you to mail in your ballot and talk to your friends and neighbors. Whether or not you currently use the facilities - and hopefully you do – realtors told us that homes with a common facility like ours realize a 10% increase on the selling price – this is important to all of us. Carefree is an older neighborhood, but our common property sets us apart from most others in Johnson County and the south side of Indianapolis.
- Without the reserve study, should a major repair be needed, such as failure of the pool pumps/filters during the summer, we would need a special assessment or loan, and due to the time needed to achieve a quorum for the vote, the pool would be closed at least two months.
- We'll have the required quorum at the April 4th meeting - now we need a two-third majority in order to pass this dues increase. With your vote, please consider the importance of maintaining our facility to your family, your neighbors and friends, and to the families who will purchase our 3-4 bedroom homes when we sell, since many will purchase in Carefree because of our common property. Our common property benefits all of us, and together we can have the funds available to properly care for it as we would our own homes.

Linda Stemnock, Pool Chairperson, Recording Secretary

[A Word From Our President](#)

Members of Carefree Club Inc.,

I encourage you to attend our Reserve Study informational meeting at the Clubhouse on Tuesday, March 22, 2016 at 7:00 pm. Bring your questions and bring another member with you.

Your voice and ballot is very important to all of us.

Jess Carrasquillo, Carefree Club President

[Pool News](#)

The pool will open for the 2016 season on Saturday, May 28th at 11:00 a.m. The pool rules are posted on the Carefree Club website under the pool tab. Please remember to bring your membership card (or tag if applicable) every time you visit the pool.

New this year: thanks to Erich Bauer, our webmaster, there is a section on the main page of our club's website that shows the pool status (open/closed). The information will be updated if the pool closes due to weather, or if the baby pool is closed due to a fecal accident. Before heading down to the pool, especially if you have younger children who use the baby pool, please check the website first.

Also new this year: on a trial basis, we will be selling a limited number of concession punch-cards. If you or your children don't like to carry cash but like to hit the concession stand during break, we will have \$10 punch-cards available for sale. The card will have 20 25-cent and 10 50-cent punches that can be used on all drinks, snacks and frozen treats. The cards will be non-refundable and not replaced if lost.

Water aerobics will once again be offered this summer beginning Monday, June 6th (we're going to give the pool a week to warm up). We're polishing up our workouts, and hope to see you at some of the classes, which will be 10-11 a.m. on Mondays, Wednesdays and Fridays and 6-7 p.m. on Tuesdays and Thursdays. Saturday classes will be added if there is interest. The schedule will be posted at the pool. Water aerobics classes are free and no registration is necessary. There is plenty of variety, so please check out a few of the classes. This is also a great way to meet new friends, as there are times we go out to lunch afterwards and have a pitch-in dinner near the end of the season.

Due to the number of lifeguards currently on staff, we will not be accepting applications for this summer.

We're looking forward to another great summer at the pool. On behalf of the pool staff, we hope to see many of you at the pool this summer.

Linda Stemnock, Pool Chairman