

Lima Valley Community Association Newsletter

Spring 2026

Mgmt Company: Above and Beyond Community Management, Inc (ABC Mgmt)
Property Managers: Moriah Fair
Mailing Address: 507 Airport North Office Park, Fort Wayne, IN 46825
Contact Number: 260-490-2226
Email Address: moriah@abcmanagement.org
Website: www.abcmanagement.org

Important News to Know:

- * **In an attempt to reduce costs, the Spring and Fall newsletters are being emailed to the resident's email address on file with ABC. If you have not already, please provide a current email address to ABC via phone or email (above).**
- * As a reminder, there is a City Ordinance prohibiting blocking the sidewalk when parking in driveways. If reported, the vehicle owner can be fined.

ASSOCIATION DUES

The 2026 annual dues are \$95.00.

If you have not paid your 2026 dues, please do so immediately as they are PAST DUE.

All delinquent dues that are not paid by the end of the year will be turned over to our attorney for collection.

If your account is turned over to the attorney, you will be responsible for the attorney fees.

Dues payments may be mailed, dropped off at ABC's office, or paid online (Paypal fees apply)

ASSOCIATION GARAGE SALE

LVCA will have one (1) association-wide garage sale this year. The date is:

May 22 - 23

Note: The Thursday night before is reserved for residents only that want to shop early.



CHRISTMAS DECORATING CONTEST

The winners of the 2025 Christmas decorating contest are:

1st place winner - \$50:	8025 Charnell Court
2nd place winner - \$25:	8014 Charnell Court

GENERAL ASSOCIATION INFORMATION

TRASH & RECYCLE: Our trash and recycle day is on Tuesday

Per City Ordinance, trash and recycle carts are NOT to be stored in the front of the residence.

If they are left outside, they must be located either at the side of home (minimum of 10 ft back from the front of the home) or in the back of the home.

Carts should not be moved to the curb prior to noon on the day before scheduled pickup.

Carts must be removed from the curb by noon the day after collection.

If you need to order a trash or recycle cart, please call 311.



ARCHITECTURAL CHANGES: Require review and approval PRIOR to beginning

Residents must obtain and complete an application for building and receive approval PRIOR to beginning construction of a shed, fence, deck, swing set, etc. The application and guidelines are available on ABC's website or you may call ABC.



PET-FRIENDLY NEIGHBORHOOD - but owners do your part

This is a reminder to those of you who are dog owners. When you take your furry friend(s) for a walk in our neighborhood, please remember to take something along to clean up after your pet (scooper or bag). The City Ordinance requires that dogs be on a leash and that you clean up after your pet.



SPEED LIMIT: 30 MPH in LVCA

Please remember that we have many children in our neighborhood. Please slow down and watch for the kids that might run out from around cars parked on the street and into your path.



YARD LIGHTING - Keep yourself and your neighbors safe

Per our LVCA guidelines, yard lights need to be turned on from Dusk to Dawn. The most efficient and fail-safe way to accomplish this is to have a sensor on your yard light. If your yard light is missing or doesn't work, the garage lights and/or porch light should be turned on.



MANAGEMENT COMPANY RESPONSIBILITIES

- Invoicing and collection of annual dues; late payment tracking, attorney referrals
- Finding, contracting and paying for the mowing of the common areas
- Finding, contracting, and paying for snow removal services
- Scheduling and paying for common ground repairs and liability insurance
- Maintaining HOA state and local compliance requirements
- Scheduling and advertising for the Association Garage Sales
- Reviewing and approving architectural apps per the covenants (board has final approval)
- Receiving phone calls and emails from residents; providing info and resolutions
- Conducting annual meeting

LVCA Board Members

President	David Hathaway
Vice President	Open
Treasurer	David Hathaway
Secretary	Cathy Lepley
At Large Member	Becky Clifton
At Large Member	Kurt Uhen
At Large Member	Sharon Stout

Note: Any resident is permitted to attend a board meeting, but only board members may speak. Attending a board meeting allows residents to gain knowledge about the board's activities and is an opportunity to learn how the board operates and what kinds of decisions the board makes on the association's behalf.

Strawberry Spinach Salad

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| 2 T. sesame seeds | 1/4 t. Worcestershire sauce |
| 1 T. poppy seeds | 1 T. minced onion |
| 1/2 c. white sugar | 10 oz. spinach (rinsed/dried/
torn into pieces) |
| 1/2 c. olive oil | 1 Qt. strawberries, sliced |
| 1/4 c. white vinegar | 1/4 c. almonds, blanched/slivered |
| 1/4 t. paprika | |

In medium bowl, whisk together sesame seeds, poppy seeds, sugar, oil, vinegar, paprika, Worcestershire, and onion. Cover and chill for 1 hour.



In large bowl, combine spinach, strawberries, and almonds. Pour dressing over salad and toss. Refrigerate 10-15 minutes before serving.

Note: Can also add Feta cheese chunks and/or grilled chicken breast (or rotisserie for a shortcut).