



WELCOME to the Jacob's Creek Community Association!

We would like to take this opportunity to welcome you to Jacob's Creek! This welcome packet is intended to answer some questions you may have as you settle into your new home.

Please contact the **Above & Beyond Community Management**, at your convenience, so we can have your name, new home address, and e-mail address. This will allow us to send you our newsletters, dues notices, and any other information we may need to communicate with you about in the future. Contact information is on page 2 of this welcome packet.

A copy of our Bylaws, Architectural Policies, and Covenants (you should have received for your home at closing) are found on the Jacob's Creek page on the Above & Beyond Community Management website. The website home page has the Architectural Request Change form.

Jacob's Creek also has a Facebook page which we would like you to join. It can be found by typing "Jacobs Creek Community Association – HOA" in Facebook's search box. Since this is a closed group and you will need to request to be added to the group and answer 3 questions.

Our annual dues are due by July 1 each year, and for 2025 it is \$150.00. It could increase each year by 8% as specified in the covenants, but we have not raised dues in 3 years.

Trash is picked up on Wednesdays, and recycled items (yellow lid bins) collected every other Wednesday. Trash and recycle containers may be placed at the curb on Tuesday after noon, and should be returned to your garage or the side of your home (at least 10 feet back from the front) by noon on Thursday per the city ordinance.

If you wish to make any changes to your home or property described in the architectural policies, please complete the form, and submit it to our community managers at Above & Beyond Community Management. They will forward to the committee for review and decision.

Once again, **welcome** to the neighborhood, and please let us know if you have any questions, concerns, and/or suggestions.

The Board of Director of Jacob's Creek

July 2025

Jacob's Creek Neighborhood Association – HOA

Mailing Address:	Jacobs Creek Community Association, Inc 507 Airport North Office Park Fort Wayne, IN 46825-6705
Phone:	260-490-2226
e-Mail:	Moriah Fair: moriah@abcmanagement.org
Website:	https://www.abcmanagement.org click on "Our Communities" and scroll to "Jacobs Creek"
Facebook Group:	Jacobs Creek Community Association – HOA The official page of Jacob's Creek Community Association – HOA. Keep updated on neighborhood activities and post questions or concerns.
Dues Include:	Commons area shed maintenance Communications sign board by entrance Electricity for entrance sign Fence maintenance – south side of neighborhood Free Little Library maintenance – by entrance Insurance for common areas Lawn mowing and weed control of commons areas No solicitation sign at entrance Pond maintenance Salt barrels and stands for roads as necessary Snow and ice removal on roads as necessary Taxes for common areas
Activities:	Annual Holiday houses decoration contest Annual neighborhood garage sale in Spring Annual clean-up day dumpster at 8am on a Saturday in Spring/Summer Neighborhood Association meeting – each November at 7:30 p.m. – date to be announced
Pond:	No boating or swimming. Catch and release fishing.

Jacob's Creek Community Association – HOA 2025 Board Members

President:	Terrence L. Taylor, Sr. (Terry)
Vice President:	Karen Kiefer
Treasurer:	Above & Beyond Community Management
Secretary:	Above & Beyond Community Management
Director:	Brad Williams
Coves Representative:	Vacant

OTHER IMPORTANT NUMBERS

Above & Beyond Community Management	260-490-2226
AEP Electric Utility	800-311-4634
Animal Care and Control	260-427-1244
EMS, Fire or Police (Emergency)	911
Call Before You Dig	811
City of Fort Wayne Call Center	311
City of Fort Wayne Code Enforcement	311 or 260-427-1127
City of Fort Wayne Garbage Collection	311
City Utilities	260-427-1234
NIPSCO Gas Utility	800-464-7726
Police (Non-Emergency)	260-427-1222

TRASH Pick-Up Every Wednesday:

Dumpster Out to Curb by 6 a.m.

RECYCLE Pick-Up Every Other Wednesday:

Dumpster Out to Curb by 6 a.m.

BINS must be removed from the curb by Noon on Thursday

Store in your garage or at least 10 feet back from front of home

2025 EVENTS

CHECK and **READ** the **SIGN BOARD** on the **RIGHT** just before the **STOP SIGN** when exiting at North Clinton for events, information, and news!

JOIN and **FOLLOW US** on FACEBOOK (private group):
"Jacobs Creek Community Association – HOA"

Easter Egg Hunt

Sunday, April 13, 2025

1:00 p.m. at the Common Grounds Lot

Garage Sale

Friday and Saturday, May 16-17, 2025

9am-5pm

Association advertises in Journal Gazette

Association posts sale sign by entrance

Clean Up Day

Saturday, June 21, 2025

8am-Noon

Free Large Dumpster at Commons Area by Entrance
(no chemicals, concrete and paint)

Free Little Library

Located near entrance sign

For our community residents and children

Take a book and leave a book

Halloween

Friday, October 31, 2025

5:30pm-7:30pm

Coffee, Hot Chocolate, and Cider will be distributed
by Jacobs Creek HOA at 2-3 homes

Holiday Decoration Contest Judging

Date: Sunday, December 21, 2025

Time: 6:00pm

Judges: Fort Wayne Fire Department Station 13

Prizes: VISA cards: \$100, \$75, \$50, and \$25

Winners: Announced on our Facebook Page