

SURVEYOR'S OFFICE
Hamilton County

Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

May 12, 2010

To: Hamilton County Drainage Board

Re: Williams Creek Drainage Area, Parks at Spring Mill #294 Arm

Upon review of the Williams Creek Drainage Area, I believe that the Parks at Spring Mill Drain should be made an arm to the Williams Creek Drainage Area as the Parks at Spring Mill Drain is a tributary to the Williams Creek Drain. This would also avoid a double assessment on the tracts currently assessed for the Parks at Spring Mill Drain when the remainder of the Williams Creek (Charles Osborn & JR Collins #2) Drain is assessed for maintenance.

The Parks at Spring Mill Drain was created by the Hamilton County Drainage Board per the Surveyor's report dated June 12, 1996 and approved by the Board on August 26, 1996 (See Drainage Board Minutes Book 4, Pages 274 to 276). At present the Parks at Spring Mill Drain maintenance assessment affects 77.78 acres and 221 lots. The rate of assessment for the drain is set at \$5.00 per acre for common areas and road, with a \$35.00 minimum, and \$35.00 per lot. This rate collects \$8,396.10 annually and the balance within the fund is \$35,570.27. There are no outstanding work orders for this drain at this time.

The current maintenance assessments, as per the existing rates set for the Williams Creek Drainage Area are as follows:

1. Maintenance assessment for roads and streets are set at \$10.00 per acre.
2. Maintenance assessment for agricultural tracts are set at \$3.00 per acre with a \$15.00 minimum.
3. Maintenance assessment for non-platted residential tracts are set at \$3.00 per acre with a \$15.00 minimum.

4. Maintenance assessment for commercial, institutional and multi-family residential tracts are set at \$10.00 per acre with a \$75.00 minimum.
5. Maintenance assessment for platted lots in subdivisions whose drainage systems will not be part of the regulated drain shall be set at \$35.00 per lot/minimum. Common areas within non-regulated drain subdivisions shall be assessed at \$5.00 per acre with a \$35.00 minimum.
6. Maintenance assessment for platted lots within subdivisions whose drainage system will be part of the regulated drain shall be set at \$65.00 per lot/minimum. Common areas within the regulated drain subdivisions shall be set at \$10.00 per acre with a \$65.00 minimum.

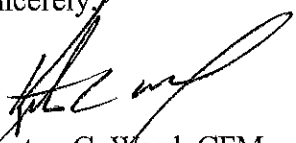
The total annual assessment for this arm will be \$15,692.20.

The current balance of the Parks at Spring Mill Drain shall be kept separate and these funds expended for needed maintenance on the Parks at Spring Mill Drain. This shall be done until the funds are exhausted. At that time funding for repairs shall then be taken from the Williams Creek Drainage Area fund.

Future assessments for the drainage area of the Parks at Spring Mill Drain will be made into the Williams Creek Drainage Area fund. No further maintenance collections for the Parks at Spring Mill Drain shall be made after 2010 other than any delinquent assessment penalties and interest which remain unpaid.

I recommend that the Board set a hearing for this consolidation for October 25, 2010.

Sincerely,



Kenton C. Ward, CFM
Hamilton County Surveyor

KCW/pll

Kenton C. Ward

From: Kenton C. Ward
Sent: Friday, October 01, 2010 12:16 PM
To: 'Indyamy@indy.rr.com'
Subject: RE: Williams Creek Drainage , Parks at Springmill Arm

The notice you received does mean that your assessment will increase to \$65.00 annually. At this time your current assessment of \$35.00 covers the drainage facilities within your subdivision. By combining your current drain with Williams Creek your property will not be double assessed by charging both assessments to it. The assessment increases because it not only will be for the maintenance of the drainage facilities within your subdivision but also will cover the maintenance of Williams Creek. The benefit is that of the maintenance of the drainage facilities within Park Meadows and also since Williams Creek is the outlet for Park Meadows your subdivision receives the benefit of keeping the flow within it unobstructed.

I hope this helps you understand the proposed combination and increase.

From: Surveyor
Sent: Wednesday, September 29, 2010 8:23 AM
To: Kenton C. Ward
Subject: FW: Williams Creek Drainage , Parks at Springmill Arm

Pam Louks
Hamilton County Surveyor's Office
One Hamilton County Square Suite 188
Noblesville, IN 46060
317-776-8495

From: Amy Schinbeckler [mailto:Indyamy@indy.rr.com]
Sent: Wednesday, September 29, 2010 1:03 AM
To: Surveyor
Subject: Williams Creek Drainage , Parks at Springmill Arm

Hello,

I am writing for clarification of a recent letter sent to me regarding the drainage assessment of my property in Park Meadows (Parks at Springmill). I would just like to know if this means my assessment fee will increase to \$65 and if so, why it more than doubles the assessment, how it will affect my property, etc. What does the fee go to pay for, exactly and why is it being proposed to be combined as an arm of the

Williams Creek Drainage area? How does it benefit we, the homeowners?

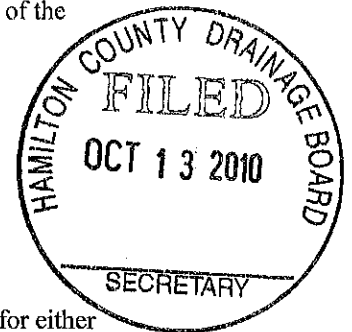
Thank you,

Amy Schinbeckler

OFFICE OF

HAMILTON COUNTY DRAINAGE BOARD

Notice of Hearing to Establish Annual Assessments for the Periodic Maintenance of the Williams Creek Drainage Area, Parks at Springmill Arm.



McLaughlin, Scott
13431 Kingsbury Dr
Carmel, IN 46032

Under the Indiana Drainage Code, all land which drains directly, or indirectly, is assessed for either maintenance cost or reconstruction cost within the drain. In making the calculation for each parcel, the Drainage Board must calculate the percentage of the cost attributable to each parcel of land benefitted. From time to time the assessments may be increased or changed. The chart below contains your existing assessment, the proposed assessment, and your percentage of the total annual maintenance contribution to the costs attributable to providing drainage to your land.

The Drainage Board has received a maintenance report and schedule of assessments which affects your land. You are hereby notified that the maintenance report of the County Surveyor and the schedule of assessments made by the Drainage Board have been filed and are available for public inspection in the office of the County Surveyor.

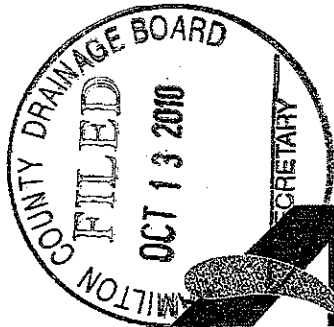
The Surveyor has estimated that the annual cost of periodically maintaining the entire drain is \$15,692.20. The schedule of assessments shows you are the owner of tracts within the drainage shed. The following is your pro rata share for each tract and the proposed annual assessment for those tracts. This assessment is not a charge for services associated with regulating the quality of storm water within your city or town.

Description: 16-09-26-00-03-007.000	Rate	Acres/Lot Benefited	Current Assessment to Parks at Springmill	Proposed Assessment to Williams Creek	Percentage of total assessment
Parks at Springmill 1st, Park Place Lot 7	Regulated Subd.	One Lot	\$35	\$65	0.41%
It is proposed that the Parks at Springmill Drain be combined as an arm of the Williams Creek Drainage Area. Future assessments will be made to Williams Creek instead of the Parks at Springmill Drain.					

A public hearing will be held by the Drainage Board in Commissioner's Court at 9:05 A.M. on October 25, 2010 on the Surveyor's maintenance report and the proposed schedule of assessments. The law requires that any objection must be written and filed not less than five (5) days before the above hearing on the ground that benefits assessed are excessive. Written evidence in support of objections may also be filed. The failure of any owner to file an objection constitutes a waiver of his right to thereafter object on such ground to any final action of the Board. On or before the hearing date the Surveyor or any owner of lands named in the schedule of assessments may cause written evidence to be filed in support of or in rebuttal to any objection filed.

HAMILTON COUNTY DRAINAGE BOARD
One Hamilton County Square, Ste. 188
Noblesville, IN 46060

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MIC IRRIGATION

Residential ♦ Commercial
Landscape Lighting
Irrigation
572 Bridge Street
Mooresville, IN 46158
317-831-8700

BACKFLOW INSPECTION TEST RESULTS

Service Address 13431 Kingsbury Ct. City Carmel Zip Code 46032
Customer Scott McLaughlin Account # _____
Device Location Right side of house Device Make Toro
Size 1" Serial Number 205276

Test results: Circle RP DC PVB AVB Pass or Fail

Check Valve #1
closed tight yes
check box
RP _____ psid

Check Valve #2
closed tight yes
check box

Pressure Relief Valve
opened at _____ psid

Pressure Vacuum Breaker
Inlet valve:
opened at 9.8 psid
Check valve:
Held at 2.8 psid

Test Date: 6-14-10

Tested by (print) Chris Wright Tested by (signature) [Signature] Certification number BFD9-3674

Comments _____

Parcel # 16-09-26-00-03-007.00

FINDINGS AND ORDER

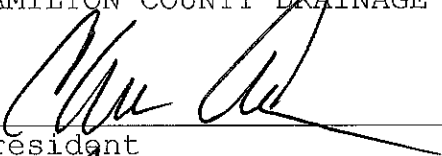
CONCERNING THE MAINTENANCE OF THE

Williams Creek Drainage Area, Parks at Springmill Arm

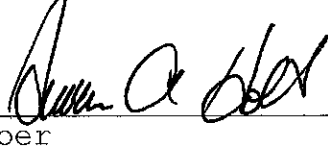
On this **25th day of October 2010**, the Hamilton County Drainage Board has held a hearing on the Maintenance Report and Schedule of Assessments of the **Williams Creek Drainage Area, Parks at Springmill Arm**.

Evidence has been heard. Objections were presented and considered. The Board then adopted the original/amended Schedule of Assessments. The Board now finds that the annual maintenance assessment will be less than the benefits to the landowners and issues this order declaring that this Maintenance Fund be established.

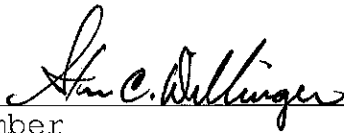
HAMILTON COUNTY DRAINAGE BOARD



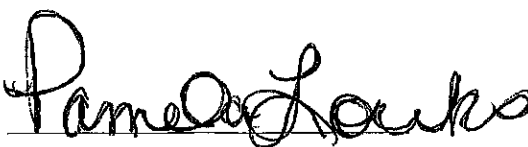
President



Member



Member

Attest: 

BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF

Williams Creek Drainage Area, Parks at Springmill Arm

NOTICE

To Whom It May Concern and: Ledezma, Valentin & Cristina T
Han, Weidong & Tong Tian
Parks at Springmill HOA

Notice is hereby given of the hearing of the Hamilton County Drainage Board on the **Williams Creek Drainage Area, Parks at Springmill Arm** on **October 25, 2010** at **9:05 A.M.** in Commissioners Court, Hamilton County Judicial Center, One Hamilton County Square, Noblesville, Indiana, and which construction and maintenance reports of the Surveyor and the Schedule of Assessments made by the Drainage Board have been filed and are available for public inspection in the office of the Hamilton County Surveyor.

Hamilton County Drainage Board

Attest: Lynette Mosbaugh

ONE TIME ONLY

HAMILTON COUNTY DRAINAGE BOARD

Notice of Hearing to Establish Annual Assessments for the Periodic Maintenance of the Williams Creek Drainage Area, Parks at Springmill Arm.

Ledezma, Valentin & Cristina T
 13451 Shakamac Dr
 Carmel, IN 46032

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The Surveyor has estimated that the annual cost of periodically maintaining the entire drain is \$15,692.20. The schedule of assessments shows you are the owner of tracts within the drainage shed. The following is your pro rata share for each tract and the proposed annual assessment for those tracts. This assessment is not a charge for services associated with regulating the quality of storm water within your city or town.

Description: 16-09-26-00-04-011.000	Rate	Acres/Lot Benefited	Current Assessment to Parks at Springmill	Proposed Assessment to Williams Creek	Percentage of total assessment
Parks at Springmill 3rd, Park Meadows Lot 11	Regulated Subd.	One Lot	\$35	\$65	0.41%

It is proposed that the Parks at Springmill Drain be combined as an arm of the Williams Creek Drainage Area. Future assessments will be made to Williams Creek instead of the Parks at Springmill Drain.

A public hearing will be held by the Drainage Board in Commissioner's Court at 9:05 A.M. on October 25, 2010 on the Surveyor's maintenance report and the proposed schedule of assessments. The law requires that any objection must be written and filed not less than five (5) days before the above hearing on the ground that benefits assessed are excessive. Written evidence in support of objections may also be filed. The failure of any owner to file an objection constitutes a waiver of his right to thereafter object on such ground to any final action of the Board. On or before the hearing date the Surveyor or any owner of lands named in the schedule of assessments may cause written evidence to be filed in support of or in rebuttal to any objection filed.

HAMILTON COUNTY DRAINAGE BOARD
 One Hamilton County Square, Ste. 188
 Noblesville, IN 46060

For a copy of the Surveyor's Report to the Drainage Board and a copy of the map, if applicable, please go to www.hamiltoncounty.in.gov/drainageboardnotices.

HAMILTON COUNTY DRAINAGE BOARD

Notice of Hearing to Establish Annual Assessments for the Periodic Maintenance of the Williams Creek Drainage Area, Parks at Springmill Arm.

Han, Weidong & Tong Tian
13466 Dunes Dr
Carmel, IN 46032

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Description: 16-09-26-00-04-019.000	Rate	Acres/Lot Benefited	Current Assessment to Parks at Springmill	Proposed Assessment to Williams Creek	Percentage of total assessment
Parks at Springmill 3rd, Park Meadows Lot 19	Regulated Subd.	One Lot	\$35	\$65	0.41%
It is proposed that the Parks at Springmill Drain be combined as an arm of the Williams Creek Drainage Area. Future assessments will be made to Williams Creek instead of the Parks at Springmill Drain.					

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HAMILTON COUNTY DRAINAGE BOARD

Notice of Hearing to Establish Annual Assessments for the Periodic Maintenance of the Williams Creek Drainage Area, Parks at Springmill Arm.

Parks at Spring Mill Homeowners Association
 P O Box 843
 Carmel, IN 46082

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Description: 16-09-26-00-03-039.000	Rate	Acres/Lot Benefited	Current Assessment to Parks at Springmill	Proposed Assessment to Williams Creek	Percentage of total assessment
Parks at Springmill 1st, Park Place Blk C, 1.20Ac	Regulated Subd.	1.20	\$35	\$65	0.41%
It is proposed that the Parks at Springmill Drain be combined as an arm of the Williams Creek Drainage Area. Future assessments will be made to Williams Creek instead of the Parks at Springmill Drain.					

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Description: 16-09-26-00-03-040.000	Rate	Acres/Lot Benefited	Current Assessment to Parks at Springmill	Proposed Assessment to Williams Creek	Percentage of total assessment
Parks at Springmill 1st, Park Place Blk A, 0.88Ac	Regulated Subd.	0.88	\$35	\$65	0.41%
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HAMILTON COUNTY DRAINAGE BOARD

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Parks at Spring Mill Homeowners Association
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Carmel, IN 46082

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Description: 16-09-26-00-03-041.000	Rate	Acres/Lot Benefited	Current Assessment to Parks at Springmill	Proposed Assessment to Williams Creek	Percentage of total assessment
Parks at Springmill 1st, Park Place Blk B, 0.07Ac	Regulated Subd.	0.07	\$35	\$65	0.41%
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Description: 16-09-26-00-04-057.000	Rate	Acres/Lot Benefitted	Current Assessment to Parks at Springmill	Proposed Assessment to Williams Creek	Percentage of total assessment
Parks at Springmill 3rd, Park Meadows Blk E, 3.13Ac	Regulated Subd.	3.13	\$35	\$65	0.41%
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Parks at Springmill 3rd, Park Meadows Blk F, 0.08Ac	Regulated Subd.	0.08	\$35	\$65	0.41%
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P O Box 843
Carmel, IN 46082

Under the Indiana Drainage Code, all land which drains directly, or indirectly, is assessed for either maintenance cost or reconstruction cost within the drain. In making the calculation for each parcel, the Drainage Board must calculate the percentage of the cost attributable to each parcel of land benefitted. From time to time the assessments may be increased or changed. The chart below contains your existing assessment, the proposed assessment, and your percentage of the total annual maintenance contribution to the costs attributable to providing drainage to your land.

The Drainage Board has received a maintenance report and schedule of assessments which affects your land. You are hereby notified that the maintenance report of the County Surveyor and the schedule of assessments made by the Drainage Board have been filed and are available for public inspection in the office of the County Surveyor.

The Surveyor has estimated that the annual cost of periodically maintaining the entire drain is \$15,692.20. The schedule of assessments shows you are the owner of tracts within the drainage shed. The following is your pro rata share for each tract and the proposed annual assessment for those tracts. This assessment is not a charge for services associated with regulating the quality of storm water within your city or town.

Description: 16-09-26-00-04-059.000	Rate	Acres/Lot Benefited	Current Assessment to Parks at Springmill	Proposed Assessment to Williams Creek	Percentage of total assessment
Parks at Springmill 3rd, Park Meadows Blk D, 0.04Ac	Regulated Subd.	0.04	\$35	\$65	0.41%
It is proposed that the Parks at Springmill Drain be combined as an arm of the Williams Creek Drainage Area. Future assessments will be made to Williams Creek instead of the Parks at Springmill Drain.					

A public hearing will be held by the Drainage Board in Commissioner's Court at 9:05 A.M. on October 25, 2010 on the Surveyor's maintenance report and the proposed schedule of assessments. The law requires that any objection must be written and filed not less than five (5) days before the above hearing on the ground that benefits assessed are excessive. Written evidence in support of objections may also be filed. The failure of any owner to file an objection constitutes a waiver of his right to thereafter object on such ground to any final action of the Board. On or before the hearing date the Surveyor or any owner of lands named in the schedule of assessments may cause written evidence to be filed in support of or in rebuttal to any objection filed.

HAMILTON COUNTY DRAINAGE BOARD
One Hamilton County Square, Ste. 188
Noblesville, IN 46060

For a copy of the Surveyor's Report to the Drainage Board and a copy of the map, if applicable, please go to www.hamiltoncounty.in.gov/drainageboardnotices.

HAMILTON COUNTY DRAINAGE BOARD

Notice of Hearing to Establish Annual Assessments for the Periodic Maintenance of the
Williams Creek Drainage Area, Parks at Springmill Arm.

Parks at Spring Mill Homeowners Association
P O Box 843
Carmel, IN 46082

Under the Indiana Drainage Code, all land which drains directly, or indirectly, is assessed for either maintenance cost or reconstruction cost within the drain. In making the calculation for each parcel, the Drainage Board must calculate the percentage of the cost attributable to each parcel of land benefitted. From time to time the assessments may be increased or changed. The chart below contains your existing assessment, the proposed assessment, and your percentage of the total annual maintenance contribution to the costs attributable to providing drainage to your land.

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The Surveyor has estimated that the annual cost of periodically maintaining the entire drain is \$15,692.20. The schedule of assessments shows you are the owner of tracts within the drainage shed. The following is your pro rata share for each tract and the proposed annual assessment for those tracts. This assessment is not a charge for services associated with regulating the quality of storm water within your city or town.

Description: 16-09-26-00-06-054.000	Rate	Acres/Lot Benefited	Current Assessment to Parks at Springmill	Proposed Assessment to Williams Creek	Percentage of total assessment
Parks at Springmill 4th, Park Meadows Blk F, 1.29Ac	Regulated Subd.	1.29	\$35	\$65	0.41%
It is proposed that the Parks at Springmill Drain be combined as an arm of the Williams Creek Drainage Area. Future assessments will be made to Williams Creek instead of the Parks at Springmill Drain.					

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BEFORE THE HAMILTON COUNTY DRAINAGE BOARD
IN THE MATTER OF THE

Williams Creek Drainage Area, Parks at Springmill Arm

NOTICE

Notice is hereby given pursuant to Section 405 of the 1965 Indiana Drainage Code that this Board, prior to final adjournment on **October 25, 2010** has issued an order adopting the Schedule of Assessments, filed the same and made public announcement thereof at the hearing and ordered publication. If judicial review of the findings and order of the Board is not requested pursuant to Article Eight of this code within twenty (20) days from the date of this publication, the order shall be conclusive.

Hamilton County Drainage Board

Attest: Pamela Louks

ONE TIME ONLY