

# QUARTERLY NEWSLETTER

## FROM LASALLE'S WOODS HOA BOARD

Greetings Neighbors!!

The Autumn Season is upon us and soon Fall colors will provide our community with a beautiful backdrop to our Southern Indiana landscape. Whether full or part time residents, this is a spectacular time of the year to enjoy the beauty of LaSalle's Woods and our local attractions and events.

Our Village is marking its 50th Anniversary, with the keys to the first condominium sold in LaSalle's Woods being presented to its homeowner in December of 1974 (see next page). After all these years, our unique property continues to maintain long-term residents as well as attract new owners to our community. Property values are increasing, and Units sell quickly when offered for sale.

We have had a very active year at LaSalle's Woods with many improvement projects underway. Our collective support has enabled the start of the much-needed rejuvenation of the common grounds and residential buildings. We encourage you to take a walk through our property to see the resurfaced service road/walking trail along the lake shore, siding replacements underway, landscape clean up, new exterior lighting, and Unit Signage. Less obvious, but important projects include drainage and culvert infrastructure, retaining walls, and the trimming and removal of dead, dying, or intrusive overgrown trees. With continued collective funding these projects will persist, and our property improvements will continue. Many thanks to all who have participated, and to those who have endured some inconvenience due to the work being performed. Amazing what can be accomplished when we combine efforts towards a common goal!

We wish everyone the best as we proceed into the Holiday Seasons and the coming New Year!

Best Regards,

**Dennis Kemp**

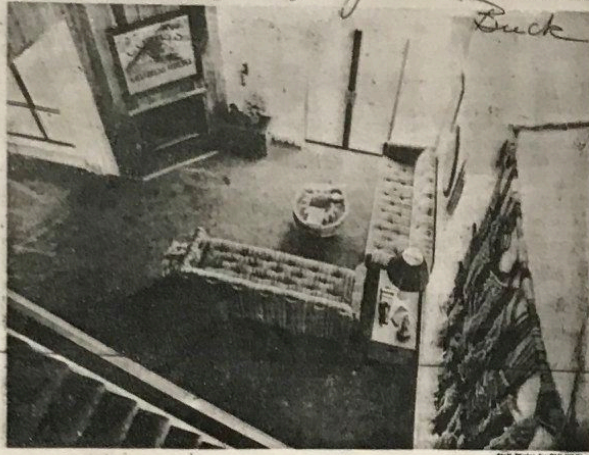
LaSalle's Woods Association of Owners Inc.



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BLOOMINGTON-SHERFORD SUNDAY HERALD-TIMES, DECEMBER 22, 1974

Thought you'd be interested  
Buck



Smith sees bright future:

# Pointe sells 1st condominium

By STEPHEN HOFER  
H-T Staff Writer

An economic recession and the energy shortage may be making life rough for many of the nation's builders, but the impact is scarcely being felt at The Pointe, the luxury condominium development under construction on Lake Monroe.

The first of some 1,500 living units projected for construction in the next seven years was "closed out" Friday and final details are being worked out on 27 other sales.

Dr. William K. McGarvey, an Indianapolis physician, became the first condominium owner to take possession of his new home, a beautiful two-bedroom unit built into a bluff overlooking the lake. Robert B. Enoch, director of marketing for Caston Development Corp., turned over the keys to the doctor who began moving in immediately.

LeBron N. "Buck" Smith,

president of Lake Monroe Corp. and the managing partner of The Pointe development, marked the milestone sale with a review of the progress his firm has made so far and a look to the future.

The Pointe is a recreation-oriented luxury community being constructed under the planned unit development (PUD) concept, an idea whose time seems to have come to Bloomington in recent years. Developer of the project is the Caston corporation, which is a joint venture involving Smith's Lake Monroe Corp., Indian Realty, Inc., and Reynolds, Inc. Each corporation is lending its individual expertise to the task of making The Pointe one of the most attractive and yet functional luxury communities in the country.

Smith seemed satisfied, both with the progress of construction and the public's acceptance of The Pointe. Work is

## business

continuing on La Salle's Woods, the first of seven residential phases now planned.

About 115 of the planned 210 condominiums in La Salle's Woods are in some phase of construction, from the foundation on up. Many have already been completed and completely-furnished models are available for inspection.

"The tight mortgage money market is not deterring prospective customers either," Smith indicated. "We've had about as many visitors as we expected and our closing percentage (the ratio of buyers to visitors) is as high as we anticipated," he said. The sales of 28 condominiums are "now in the works."

The developer said construction is "out-of-phase slightly, maybe two months" due primarily to difficulties in obtaining delivery on materials such as windows. The national economy is currently being battered by a unique paradox, inflation and recession at the same time, and Smith said the housing industry is facing its own first-time paradox: a shortage of building materials despite the fact that construction starts are down.

The energy shortage is primarily to blame for the delay in obtaining materials, but Smith said it's "something we're learning to work with" and he predicted the project would be on schedule by spring as more lead time is built into delivery timetables.

Architects Peter L. Struss and Richard A. Matland of Greenwich, Conn., have prepared a set of stunning and distinctive designs for the condominiums, with the emphasis on multi-levelled living rooms, skylights, sunken living rooms, lifted bedrooms and an extensive use of glass for that "wide-open" effect. Each home includes a woodburning fireplace, adding to their recreational attractions.

The unusual exteriors of the structures emphasize cedar siding and wood decking. And La Salle's Woods, like all future residential phases, includes a private swimming pool and multi-sport outdoor courts. Prices on the condominiums range from \$29,000 to \$85,000.

Hopes are not The Pointe's only attraction, of course. The back nine holes of the golf course were open for play last summer and the front nine will be ready this spring. Par will be 71 on the layout that measures 5,671 yards for tournament play.

Even though it's winter, assistant golf pro Gary L. Cooney is still busy offering lessons utilizing the latest techniques, including videotape and the "graph check" camera.

The Pointe is located on 385 acres with a five-mile shoreline on the northwest edge of Lake Monroe. Mt. Ebal and Strain Ridge Rds. border the site.

The outside and the inside are both beautiful at The Pointe, luxury community being built near Lake Monroe under the planned unit development (PUD) concept. The photo at left shows the cedar exterior of the condominiums, while the sunken living room of one of the already-decorated model units is shown at right.

# GREET '75 HERE!

## At The FRENCH LICK - SHERATON Celebrate and enjoy NEW YEAR'S with us...

\$25.00 per couple, plus tax includes dining room gratuities and



### 16-Piece ORCHESTRA

NEW YEAR'S EVE - Tuesday, December 31

or stay overnight and enjoy a Safe Holiday! With all the above and including room and breakfast, \$45.00 per couple.

CALL 935-9381 FOR RESERVATIONS or, write to Miss Bauer

**French Lick - Sheraton Hotel**  
French Lick, Indiana 47432

Despite having to "swim against a tide" of national pessimism, "Smith said there would be no scrimping on the quality of the luxurious community. "There will be no changes in the major theme," he emphasized. "People who see The Pointe say it's lovely; they like its character. We won't change that."

The developer praised the cooperation The Pointe has received "from all levels of government" and noted that "excellent relations" have been maintained with the farmers and landowners whose properties border the project.

"We're going to be bringing 3,000 to 4,000 people into this neighborhood in the next 30 years and we want to make sure they'll fit in."

Some seven different home designs are available at La



Dr. William K. McGarvey (left), an Indianapolis physician, accepts the keys to his new home after becoming the first person to purchase a condominium at The Pointe, luxury recreational community under development at Lake Monroe. Robert B. Enoch, marketing director for Caston Development Corp., makes the presentation.

**ALL THE PIZZA AND SALAD YOU CAN EAT!**

**\$1.50 ONLY**

Good Mon. thru Sat. 11 AM-1 PM  
Sun. & Mon. 5 PM-7:30 PM

**We'll be Closed Dec. 25 through Jan. 3**

Ask About Our New BEER SPECIAL!

**VILLAGE INN**  
PIZZA PARLOR

508 NORTH COLLEGE 339-9735

"Where Pizzas is Always in Good Taste!"

**Bill Craig says:**  
"Take Advantage of Our Holiday Offer"

The **DEFERRED PAYMENT LOAN** A GIFT OF TIME.

Time. We felt the gift of time would be one of the nicest ways we could say "Thank You" from Firstmark Financial Services during the holidays.

So Firstmark is offering you the Deferred Payment Loan - borrow \$1,000 or more right now; yet you don't have a payment due for three months. Pay off charge accounts, year-end bills, even the balance on your car. And no payments are due for three months. A Firstmark Deferred Payment Loan is intended to give your budget a well-deserved rest.

Visit us at Firstmark and find out how you can qualify for our Deferred Payment Loan. Sooner than you think, you could have \$1,000 or more with no payments due until three months later. Think of Firstmark Financial Services as your partner in good living.

**Firstmark Financial Services**  
An Affiliate of Indianapolis Morris Plan  
4217 E. Third, Bloomington 336/9988  
(875 sq. east of K&M, north side of road)



# LaSalle's Woods Family



Get ready to spice up your October at the Second Annual Fall Festival on **October 12, 2024, at the Fire Pit from 4:00 pm to 8:00 pm!** Whip up your most mouthwatering chili for the epic Chili Contest, where you can snag glory in two categories: Overall Champion and the coveted Fireman's Choice! Plus, we've got games galore, toe-tapping tunes, and a ghostly movie screening at sunset. Remember to bring your own drinks, chairs, and blankets, along with a dessert to share. Don't miss out on the fun!

## KEY COMMUNITY DATES

### OCTOBER 2024

- 10/10 Regular Monthly HOA Board Meeting
- 10/12 2nd Annual Fall Festival & Chili Contest
- 10/19 Volunteer Grounds Cleanup (bldgs 7, 8)

### NOVEMBER 2024

- 11/7 Committees Meeting
- 11/14 Regular Monthly HOA Board Meeting  
(Year 2 Special Assessment Q&A)

### DECEMBER 2024

- 12/5 Committees Mtg
- 12/7 Holiday Decorating & Party
- 12/12 Regular Monthly HOA Board Meeting  
(Year 2 Special Assessment Ballot Opening)

- All HOA Board meetings will start at 7pm.
- Committee meetings start at 6pm.

*Meetings are subject to change, but all changes will be communicated.*

# IMPORTANT!



## New Neighbors

Jacqueline Heinzelman	Unit 13
Jennifer Harris	Unit 17
David & Sheri Levine	Unit 37
Barry & Ruth Leming	Unit 59

If any new owner has been inadvertently omitted, please contact Billie Sue Robertson via email [bsue.lwhoa@gmail.com](mailto:bsue.lwhoa@gmail.com).

## HOA MONTHLY MEETING



Our LaSalle's Woods HOA Board would like to invite all homeowners to attend, in-person or virtually, the monthly Board meetings. Our meetings are held on the **2nd Thursday of the month at 7:00 PM** in the Eagle's Nest and via zoom. This allows neighbors to share ideas, as well as observe the process our Board follows for addressing various issues in our village. The meeting agenda and other informational documents are emailed prior to each meeting. These documents are also posted on the LaSalle's Woods Facebook page. Preliminary minutes from the meetings are emailed one week after the meeting.

Items discussed at the our HOA Board meeting included:

- General Homeowner Requests/Input
- HOA Special Assessment
- Committees & Recommendations
- PSA Updates
- HOA Financial Report



## Eagle Pointe | PSA Updates

### FOOD & BEVERAGE OPERATIONS

- PSA voted to move away from Sahn's and pursue a contract with Kemper Sports to run the restaurant as well as the golf course.

## Eagle Pointe Foundation

### EAGLE POINTE GARDENS

#### WHAT IS THE PROJECT AND WHAT ARE OUR GOALS?

The project includes new stairs from the parking lot to the family recreations area, as well as lighted paths and irrigated landscaping to bring together the recently completed pickle ball and bocce ball courts with the clubhouse, patio and swimming pool. Work will begin soon; the project is scheduled to be complete by the end of the year. The fundraising goal is \$85,000.

#### HOW CAN YOU DONATE?

Send a check made payable to Eagle Pointe Foundation and mailing it to:

Eagle Pointe Foundation  
P.O. Box 66  
Smithville, IN 47458-0066.

Make a check payable to Eagle Pointe Foundation and dropping it off at the pro shop at The Golf Club at Eagle Pointe. Donate online at [www.eaglepointefoundation.com](http://www.eaglepointefoundation.com).

Those interested can follow the progress on the Facebook pages of Eagle Pointe Community or Eagle Pointe Foundation. A virtual walk through video can be watched on YouTube at <https://www.youtube.com/watch?v=yZ6sTko8xa0>



# *Siding* Refurbishment Project



The siding refurbishment project is progressing smoothly. Our project team of KKP Construction and Double A Builders are working their way through the many challenges on the siding refurbishment project. Working at elevated heights on the roofs and chimneys is not an easy task, but our skilled workforce is getting the job done. The Family of Amish workers have met our project head on no matter the challenges we have put in front of them. Our supervisory team of Jimmy Kidd, Dennis Kemp, and Robbie Robertson meticulously reviews obstacles, striving to ensure that the work meets high-quality standards. This includes verifying the proper installation of flashing and ensuring that joints and windows are adequately sealed. We are fortunate to have the expertise of Double A Builders, combined with Jimmy Kidd's 40-plus years of experience. Jimmy's sister, Gina Prince, also manages labor payments and coordinates our rental requirements for the project.

You may spot the crew working from Monday to Friday as they address the rating 1 siding and any related issues. They are a wonderful group, so don't hesitate to say hello!

KKP has also been installing new lighting, gutters, dryer vents, and updated address/unit number signs to enhance the overall appearance and ensure everything meets code.

Dennis and Robbie provide the guidance to KKP and Double A, determining which building to tackle next, resolving any unexpected challenges, and monitoring all expenses and materials. Take a look below at some of the completed work. Our community is looking increasingly well-maintained and cared for each day.







## Community HOLIDAY DECORATING

December 7, 2024  
4:00 PM

Fa-La-La-La-La, neighbors!! Join us Saturday, December 7, 2024 for our next social event. We'll start with decorating our beautiful community for the holidays. Meet at the Pool House at 4:00 pm. Bring any extra decorations you can donate to make the season bright! Afterwards, we will take the party to the Fire Pit for fun and fellowship. To participate in the Christmas Cookie Exchange, bring 3-4 dozen cookies to the party for sharing! And if you are feeling merry, join in the Christmas Caroloke fun as we sing our favorite Christmas carols.

## COMMUNITY REMINDERS

**Property  
Management**

**Inquiries**

**(812) 824-2550**

Our office phone now has the following options:

- **Press 1** For Billing and Payment Questions (*This is redirected to Compass Realty and Management.*)
- **Press 2** Request for Maintenance or Grounds Committee (*Forwarded to Grounds Committee*)
- **Press 3** For after-hours Maintenance Support. (*Note: This will cost the HOA \$50.00 per event.*)
- **Press 4** For Social and Communication Inquiries (*Forwarded to Communications Committee*)

For any other inquiries, please leave a message after the tone stating your name, unit number, and phone number.



# COMMITTEE UPDATES

**General:**

Our Committees have collaborated with the HOA Board to create an updated set of Rules and Regulations. These have been distributed electronically and mailed as hard copies to each Homeowner. Our aim was to compile a summary of our Rules and Regulations into a single document, providing Homeowners with a quick reference for HOA and Homeowner responsibilities and requirements. The new Rules and Regulations became effective on October 1st.

**Architectural Committee:**

This year has been quite busy as we establish community standards for various items, including deck designs and stain colors, door designs and colors, lighting styles, door address and unit signs, and new animal-proof exhaust and dryer vents. We are also conducting reserve studies for future projects such as garage and carport siding, gutters, and roofing.

**Grounds Committee:**

As we transition into the Fall season, we're faced with the challenge of managing leaves and nuts falling from the trees. Chris Eads has been diligently blowing the main walkways at least three times a week, depending on the weather. His battle to stay ahead of the numerous squirrels dropping nut shells has proven to be quite a task, as they can scatter hundreds of nuts in a single day, causing chaos on our steps and walkways. We are also starting to clear some early leaves from the walkways and roads, with plans to engage Wells Lawn Services in November and December as the leaves begin to fall more significantly, following our usual trends. Wells Lawn Service will continue to mow as needed and provide fall clean-up for the landscaping areas before winter.

We also plan to plant some trees in October or November to replace the dead or infected trees that were removed over the past year. The Committee will decide on strategic areas for planting more hardwood trees. Lastly, we are in the process of selecting a new Contractor for snow removal and deicing of our roads and walkways, and we will update you once a Contractor has been chosen.

**Safety Committee:**

This year, we will conduct unit safety inspections focusing on smoke alarm functionality, required fire extinguishers, fire blankets, and dryer exhaust vents. We will also discuss with Homeowners the possibility of second means of egress, such as rope ladders for units without deck access. This will be the first time we undertake these inspections at a Committee level, and we kindly request everyone's cooperation as we work through this process to enhance awareness and improve safety for all Homeowners.

## STORMS & TREES



We have faced several damaging storms this summer. Thanks to the tree removal and pruning efforts by the Board and the Grounds Committee, only one large tree limb fell between the carports. All other fallen trees landed on the service road. A big thank you to the Grounds Committee for their hard work in cleaning up after each storm.



# Meet Our Maintenance Tech

My name is Chris Eads. I was born in Bloomington and later attended the University of Wisconsin. After completing my studies, I lived in Colorado, Texas, and Maine before returning home to start a business focused on refinishing wood floors for residential, commercial, and gym spaces.

I chose to retire early and purchased a camper. For nine months, I traveled extensively, but the camping landscape changed significantly due to COVID, leading me to sell the camper. Now, I own a pontoon boat that you might spot in one of our picturesque coves.

I have a deep appreciation for the outdoors, which is one of the many reasons I cherish LaSalle's Woods. I've been a part of this community for about 25 years, and I'm thrilled about the ongoing work that LaSalle's Woods has long needed. I'm happy to contribute to the maintenance and improvements that keep this area looking its best.

I love spending time on the lake, whether it's boating, wakeboarding, paddleboarding, or kayaking. Additionally, I enjoy hiking through the woods in this area and guiding others around the lake and trails. If you see me out and about with my dog, Iris, and you're interested in hiking, playing in the lake, or have questions about the best local spots, please feel free to stop us. We'd be delighted to chat or join you!

P.S. I would like to thank God, all the volunteers, the Board, the new President, and his wife for helping to restore this amazing place and enabling me to continue living in the community I love.





# Call to Serve!

The Board is still looking for additional Board Members:

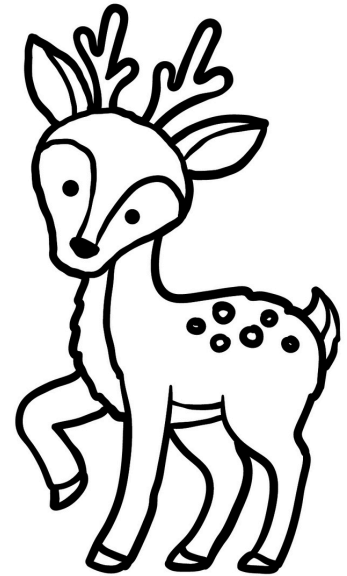
- At Large Member  
(Immediate occupancy)
- At Large Member  
(Immediate occupancy)
- Assistant Secretary  
(Immediate occupancy)

If you are interested in joining our team and giving back to our community, Please email us at:

[lasalleswoodsweb@gmail.com](mailto:lasalleswoodsweb@gmail.com)



## COLORING TIME



iHeartCraftyThings.com

## EMERGENCY NUMBERS

**Monroe County Sheriff &**

**Ambulance:**

CALL **9-1-1**

**Indiana State Police:**

(812) 332-4411

**Emergency Maintenance:**

(812) 824-2550; Press 3



**LaSalle's Woods**  
at Eagle Pointe

## Current HOA Board Members

### *Executive Board*

**President/Treasurer**  
Robbie Robertson

**Vice-President**  
Rebecca Itow

**Assistant Treasurer**  
Dennis Kemp

**Secretary**  
(Interim) Mackenzie Caudill

**Assistant Secretary**  
open

### *At Large*

Ed Siegfried  
Olivia Pavlic  
open  
open