

# SMOKE SIGNALS

An IVCA X Publication



August 2011

## **It's Garage Sale Time ... Again!**

Mark your calendars for Saturday, September 10, 9am to 4pm. That is the date of IVCA's Fall Garage Sales. It's your chance to sell what you didn't sell at the Spring Garage Sales in June.

This also gives you a second chance, if you were unable to participate in the June Sales to go through those kitchen cupboards, closets, storage bins, and anywhere else you store things, and turn those unused items into cash in your pocket!

We will be doing a map of the locations of garage sales in the Village, just like we did in June. If you are planning a sale, and want to get your sale on the map, you must either call Sarah Didier at 747-7141, or email her at [secretary@indianvillagefw.com](mailto:secretary@indianvillagefw.com), no later than September 5. Sarah will need your address, what days your sale will run, and any big items you might want to showcase. Those items can help draw people to your sale. Maps will then be printed and distributed to each home listed on the map. Your maps should be in an area where shoppers will have access to them, usually by your check-out is a good place. Be sure to ask shoppers if they have picked up a copy of the map!

The Garage Sales will be advertised in the Fort Wayne Newspapers along with Craigslist, and we will be advertising that some sales will be held on Friday too.

Indian Village Community Association Website  
**[Http://www.indianvillagefw.com](http://www.indianvillagefw.com)**

## **ARCH Home and Garden Tour**

After much planning, the ARCH Home and Garden Tour finally was a reality. It was a fantastic day to show off our wonderful neighborhood.

Many thanks to our many volunteers who helped make this day a success. We couldn't have done this without you! A HUGE thanks goes out to the residents who opened their homes for the tour ...

Bryan's at 2301 Muscoday

Dambra's at 4028 Indian Hills (Garden only)

Dickerson's at 3812 Meda

Marshall's at 3710 Wawonaissa (The Castle)

McConnell's at 3718 Hiawatha

Stafford's at 2207 Owaissa

Tidwell's at 3801 Hiawatha

Wasson's at 2302 Hiawatha

Pocahontas Swim Club

**INDIAN VILLAGE ROCKS!!!!**

## **Fourth of July Picnic and Bike Parade**

Indian Villages annual Fourth of July Picnic and Bike Parade was once again a success! We couldn't have ordered a more perfect weather day ... **IT WAS GORGEOUS!!** The Stand provided their yummy Coney dogs along with vanilla ice cream cones. We also had chicken tenders from Lee's, chips and soda. The kids did a fantastic job decorating their bikes for the parade. All in all, it was a great day for everyone.

Putting on this picnic can't be done without volunteers. A big **THANK YOU** to all the volunteers who came out to help ... everything from decorating the pavilion, to serving food, checking people in, and cleaning up. You were **ALL** appreciated!

## **Fourth of July Picnic and Bike Parade (cont'd)**

### **Winners of the Bike Parade:**

#### Age Group 0-2

Braxton Davis  
Vanessa Flores  
Maddie Cotter

#### Age Group 8-9

Asia Stewart  
Hannah Trevino  
Nick Allen

#### Age Group 3-4

Olivia Flores  
Sophia Davis  
Milena Davis

#### Age Group 10-12

Bryan Medina  
Calista Thompson  
Mallori Jordan

#### Age Group 5-7

Ella Trevino  
Denice Urick  
Paul Cotter

### **Winners of the Yard Contest:**

1st Place ... 2311 Opechee Way  
2nd Place ... 2406 Opechee Way  
3rd Place ... 4001 Hiawatha Blvd.

### **Honorable Mention went to:**

2302 Hiawatha Blvd.  
4010 Indian Hills Dr.  
3813 Meda Pass  
4010 Mound Pass  
2128 Owaissa Way  
3508 Owaissa Way  
3929 Wenonah Lane

3715 Hiawatha Blvd.  
4102 Indian Hills Dr.  
3934 Meda Pass  
2240 Opechee Way  
2207 Owaissa Way  
3912 Wenonah Lane

## **Congratulations to all the Winners!!**

A big thank you for the firemen doing the judging of the bikes, and last year's yard winners for judging this year's yards!

## **Guess Who's Coming to Indian Village?**

On Thursday, September 1, Indian Village will be honored with the presence of Fort Wayne's Mayor Tom Henry! The Mayor will be walking the streets, listening to our concerns for our neighborhood, and learning more about Indian Village. Mayor Henry's walk will begin at 5pm on the 1st. We are currently working on a route the Mayor's walk will take. When we have that available, it will be put up on the Indian Village website at [www.indianvillagefw.com](http://www.indianvillagefw.com).

## **October Semiannual Meeting**

Planning has begun for IVCA's Semiannual Meeting in October. Tentatively we are looking at Wednesday, October 12 as the date of the meeting. The availability of Indian Village Elementary School is the only thing that would change that date. We try to have at least one speaker of interest at these Semiannual Meetings. We want your input as to who you would like to hear speak, and/or topics of interest to you. Please contact Sarah Didier by phone at 747-7141, or by email at [secretary@indianvillagefw.com](mailto:secretary@indianvillagefw.com), and let her know what your interests are. We will need to get invitations out to the speakers ASAP so we hope to hear from you soon.

## **Announcements**

Love the association parade. my son in the military came home from FL on leave and brought my grandsons and as we were standing outside a neighbor told us about the parade. So we had less than 15 minutes to prepare and decorate a wagon and get the boys together ... and we made it to the parade, which was fabulous. The boys loved being IN a parade versus going to a festival and WATCHING a parade! The BBQ was fabulous and everyone did a really good job.

~ Linda Ralston and Joseph, Daniel, and Mommie Marie

## **Block Captain Needed**

A big "Thank You" to all our block captains!! They are the reason you have the Smoke Signals in your homes. Indian Village is in need of a block captain for the block bordered by Wenonah Lane, Engle Road, Indian Hills Drive, & Ojibway Trail. If you are interested in becoming a block captain, or even a back up block captain, call Sarah Didier at 747-7141, or email her at [secretary@indianvillagefw.com](mailto:secretary@indianvillagefw.com).

## **Honorary Board Member Wanted**

The Indian Village Board of Governors recognizes that the youth of Indian Village are our future leaders. We even have members of our own Board who grew up in Indian Village and then returned many years later and are serving this community. With that said, we would like to get the youth of Indian Village more involved. It is our desire to find an outstanding youth in our neighborhood who would be a liaison between the youth of Indian Village and the Board of Governors. We want to know the concerns of our youth, along with suggestions they may have to help our neighborhood be all that it can be. If you, or someone you know, is at least 14 years old and would like to serve as an "Honorary Board Member", please call Sarah Didier at 747-7141 for more information.

## **Help Needed?**

Do you need some assistance around your home such as snow shoveling, minor repairs, light yard work? Maybe you have a neighbor who needs help, but you know they would never ask for assistance. Your Board of Governors would like to extend a helping hand to residents in need. Please contact Sarah Didier at 747-7141 with your request.

**ALL REQUESTS WILL REMAIN CONFIDENTIAL!!**

## Resident Directory

Many residents have neglected to fill out and return their directory information forms that were in the December Smoke Signals. Please get your form completed and drop it in Sarah's mail slot at 2214 Wawonaissa Trail. You can also call Sarah at 747-7141 or email her at [secretary@indianvillagefw.com](mailto:secretary@indianvillagefw.com).

Don't assume that Sarah has your correct information. Some residents have called and said "nothing has changed", but when Sarah went to verify that she had the correct information, she did not. The sooner Sarah gets your information, the sooner new directories can be printed and distributed to all residents.

If we don't get information from every household, the Board has no alternative but to begin knocking on doors. We would like to get this completed with accurate information. Please help us by getting your information to Sarah ASAP.

## Services

### Adult Care

Debbie Greene 747-0453  
*Licensed*

### Clothing Repair

Kris Conner 747-5776

### Computer Repair

Sarah Didier 246-5382  
*Residential/Commercial*

### Homework/Tutoring

Linda Kirby 747-1447  
*Licensed K-8*

### House Cleaning

Debbie Gordon 747-9142  
Christi Campbell 466-4961  
*Residential/Commercial*

### Lawn Services

Chuck Chapman 747-0432  
James Conner 747-5776  
Adam Sullivan 747-1520  
Kyle Sullivan 747-1520

### Notary Services

Judy Alcott 747-7812

### Pet Sitting

Dorothy Cahill 387-5057  
Kelly Spitznagel 437-4283

### Youth Childcare

Amanda Didier 747-6931  
Lindsay Didier 747-6931

## Classifieds

If you use one of these businesses, don't forget to mention that you saw their ad in the Smoke Signals.



**Banks** "Banks Protecting America Since 1978"  
**Protection Services, Inc.**

WORKPLACE VIOLENCE  
LABOR UNREST  
INDUSTRIAL PROTECTION

Security Solutions For Every Situation  
**24 HOUR SERVICE**  
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Licensed • Bonded • Insured  
**STEVE BANKS**  
President

- Uniformed Officers
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- Process Servers

FAX: (260) 444-4535  
EMAIL: [sbanks50@frontier.com](mailto:sbanks50@frontier.com)  
[www.BanksProtectionServices.com](http://www.BanksProtectionServices.com)



**J & J BUILDERS**  
Quality AMISH re-roofs re-siding &  
NEW Construction


260-415-9173

Will Also Clean Gutters

**“Thank You”**  
to those  
businesses who  
advertise in the  
Smoke Signals!

## Advertising Rates

Business Card ~ \$10  
1/4 Page Ad ~ \$15  
1/2 Page Ad ~ \$25  
Full Page Ad ~ \$50  
Ad Inserts ~ \$15



**LaDebug Computers**  
Custom Built Computers

Complete Sales & Service

Laptops ☒ Netbooks ☒ Computer Repair/Upgrades  
Virus Removal ☒ Training ☒ Network Design  
Authorized Microsoft System Builder  
Wild West Domains Reseller

sales@ladybugcomputers.com  
www.ladybugcomputers.com

Sarah Didier  
Fort Wayne, IN  
(260) 246-5382

To advertise your business in the Smoke Signals,  
call Sarah Didier at 747-7141.

**FOR SALE:** '99 white Grand Am SE. Tinted windows, auto v-6, a/c, power windows, 91,000 miles. Runs great, low maintenance and great gas mileage. Call Cat at 747-0791.

# **Indian Village Community Association**

## **Board of Governors**

Deb Dambra, President	747-9746
Sarah Didier, Secretary	747-7141
Sarah Steup, Treasurer	747-3696
Judy Alcott	747-7812
Pat Doran	747-7159
Blake Egly	705-6588
Marcy Malloris	747-9639
Stan Robinson	478-3511
Sally Williams	747-1384

## **Other Important Numbers**

Questions for the City	311
Tim Pape, Councilman	456-2695
Brent Wake, SW Specialist	427-2625
Brian Miller, Liaison Officer	427-1222

## **Sprucing Up? Adding On?**

For **PRE-APPROVAL** of adding a  
Garage, Deck, Fence, Shed or an Extra Room ...

Call Pat Doran at 747-7159

## **IVCA CONSTRUCTION COMPLIANCE**

This publication is made  
possible with a grant from



Fort Wayne  
Urban Enterprise Association

## **Indian Village Yahoo Group**

Don't forget to sign up for our Yahoo Group. A link to the group can be found on the Contacts page of our website.

Indian Village Community Association Website

<http://www.indianvillagefw.com>



## **Indian Village Property Assessments**

There has been some discussion amongst the Indian Village Board of Governors as to why the assessed values of our properties has risen so much for the 2011 tax year, payable in 2012. It just so happens that Sam Walker, Chief Deputy Assessor, lives in Indian Village and he and Bev Zuber, Wayne Township Assessor, have provided the information contained in this "sub-section" so we might better understand the process of property assessments. Thank you Sam and Bev for this information!

### **2011 Property Assessments**

Property assessments are trended on an annual basis based on the sales in the area that transpired during previous year. The 2011 assessments, which are taxes payable in 2012, are based on sales from 01.Jan.2010 – 01.Mar.2011. The sales that are used in a neighborhood are based on the concepts of market value, defined below.

#### **Market Value**

As defined in the *Uniform Standards of Professional Appraisal Practice* (The Appraisal Foundation, 1996)

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- buyer and seller are typically motivated;
- both parties are well informed or well advised, and acting in what they consider their best interests;
- a reasonable time is allowed for exposure in the open market;
- payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
- the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

All sales are analyzed at the time the sales disclosure is filed with the County, to insure only the true sales are used in the annual trending. No foreclosures, auctions, short sales, relative sales, or the like are used in the analysis because they do not fit the true meaning of market value. Only in distressed areas, meaning at least 50% of the neighborhood is foreclosed, are they taken into consideration because they are the market in the area.

In general, the 2011 trending in Wayne Township, the combined assessed value for the township did decrease, which was published in the Journal Gazette earlier this year. However, there are areas that decreased more, some areas remained the same, and some areas that increased, such as the case with Indian Village (which is evident in the sales transactions for the neighborhood.) For example, if Area 1 decreased by 20%, Area 2 remained the same, and Area 3 increased by 5%, the average change would be -5%. This does not mean that every property decreased by that amount, just that the average change (which accounts for all changes, both positive and negative) decreased.

In the process of trending the assessments, there were a total of 17 sales in Indian Village and Indian Hills. Out of the 17 sales, there were 14 sold higher than the previous assessment, and 3 sold for less than the previous assessment. Listed below are the sales used as well as all sales transactions within the timeframe, explaining why certain sales were removed from analysis.

## **2011 Neighborhood Trending Summary**

Parcel Number	Property Address	Total Sq Ft	Sale Date	Sale Price	Prior Value
02-12-15-306-010.000-074	2231 OWAISSA WAY	1,381	05/18/2010	\$87,500	68,500
02-12-16-482-003.000-074	3913 HIAWATHA BLVD	2,208	05/28/2010	\$110,000	86,500
02-12-16-482-025.000-074	4020 WAWONAISSA TRL	1,266	04/30/2010	\$78,900	63,500
02-12-16-453-013.000-074	4107 MOUND PASS	1,066	05/12/2010	\$67,900	55,400
02-12-16-429-007.000-074	3819 MEDA PASS	1,452	04/16/2010	\$88,900	75,000
02-12-16-452-029.000-074	4136 MOUND PASS	1,444	06/03/2010	\$78,500	66,700
02-12-16-453-014.000-074	4117 MOUND PASS	1,415	09/08/2010	\$79,900	68,400
02-12-15-326-007.000-074	3734 MANITO BLVD	1,632	05/28/2010	\$115,000	100,000
02-12-16-430-005.000-074	3711 HIAWATHA BLVD	934	04/16/2010	\$83,900	75,900
02-12-16-481-008.000-074	4119 MEDA PASS	1,472	06/15/2010	\$79,700	73,300
02-12-16-429-010.000-074	3710 HIAWATHA BLVD	980	12/20/2010	\$85,000	78,100
02-12-16-430-004.000-074	3705 HIAWATHA BLVD	974	09/14/2010	\$75,500	76,200
02-12-15-360-004.000-074	2223 OPECHEE WAY	1,848	09/16/2010	\$107,900	102,300
02-12-15-355-009.000-074	2311 INDIAN VILLAGE BLVD	1,914	09/29/2010	\$103,000	103,100
02-12-16-430-008.000-074	3710 WAWONAISSA TRL	3,009	12/01/2010	\$172,500	151,800
02-12-15-301-001.000-074	3503 ALGONQUIN PASS	1,159	07/16/2010	\$56,900	61,000
02-12-16-427-015.000-074	3526 ALGONQUIN PASS	1,816	06/07/2010	\$100,000	132,100

Sale ID	Sale Date	Sale Price	Valid	Invalid Reason
47968	9/14/2010 12:39	75500	TRUE	
384	1/22/2010 11:34	50000	FALSE	Auction
44089	5/18/2010 15:30	87500	TRUE	
42776	4/1/2010 12:45	29024.02	FALSE	Foreclosure
44955	6/3/2010 8:42	78500	TRUE	
46641	7/16/2010 16:07	56900	TRUE	
47873	9/16/2010 14:41	107900	TRUE	
42597	4/16/2010 16:09	88900	TRUE	
47246	9/8/2010 11:45	79900	TRUE	
49074	10/20/2010 8:14	106500	FALSE	Family/Business Relation
46445	6/30/2010 13:14	39000	FALSE	Foreclosure
43560	4/30/2010 10:52	78900	TRUE	
772	2/10/2010 15:52	78397.35	FALSE	Foreclosure
48260	9/29/2010 10:09	103000	TRUE	
51369	12/29/2010 10:13	0	FALSE	Judicial
49666	12/1/2010 8:54	172500	TRUE	
44873	6/7/2010 9:38	100000	TRUE	
45613	5/28/2010 9:20	110000	TRUE	
46667	5/21/2010 11:03	56000	FALSE	Contract
763	1/20/2010 15:28	83200	FALSE	Foreclosure
45398	6/15/2010 15:36	79700	TRUE	
978	2/19/2010 12:41	60000	FALSE	Auction
463	1/21/2010 15:55	80000	FALSE	Distressed
42580	4/16/2010 13:53	83900	TRUE	
42138	3/15/2010 11:24	92857.73	FALSE	Foreclosure
44398	3/26/2010 16:50	51900	FALSE	Foreclosure
41964	3/17/2010 11:04	34000	FALSE	Foreclosure
50127	12/20/2010 11:34	85000	TRUE	
49826	2/1/2010 12:50	95000	FALSE	Contract
45392	5/28/2010 14:57	115000	TRUE	
419	1/14/2010 13:33	48122	FALSE	Foreclosure
44517	5/12/2010 14:23	67900	TRUE	
49048	10/12/2010 10:06	0	FALSE	Judicial

Valid	17
Invalid	16
Invalid Foreclosures	8

Property assessments are done on a mass-appraisal basis. This means that all the properties in an area are adjusted as one. Adjustments are made based on the calculations of mass appraisal techniques prescribed by the IAAO (International Association of Assessing Officers) and adopted by the State, the DLGF (Department of Local Government and Finance.) If the trend shows that properties are selling for higher than the current assessment, based on market value, all properties are positively adjusted. Likewise, if the trend shows that properties are selling for less than the current assessment, all properties are negatively adjusted. The 2010 trending factor in Indian Village and Indian Hills was 117%, showing that the properties were selling for 17% higher than the assessments. In 2011, the trending factor was set at 133%, which increased values in the area. This is evident in the sales used in annual trending, 14 high sales and 3 low sales.

One attribute to the mass appraisal system is the process of appeals, where property owners have the right to appeal their assessment if they feel the value does not truly reflect market value. The Wayne Township Assessor encourages all residents who truly feel the value is incorrect to appeal, because only in the appeal process are we allotted the time to individually assess a property.

Indiana is currently completing the 2012 general reassessment, where every property is physically inspected to insure all physical attributes of the property are correct and accounted for. The general reassessment in Indian Village will be completed this summer/fall, therefore eliminating any discrepancies to the actual property itself. The reassessment, in addition to the annual trending done every year, should improve the overall consistency and accuracy of property assessments, not only in Indian Village and in Wayne Township, but across the County and State as well.

If you have any concerns about your property assessment or questions in regards to the general process of assessing, we encourage you to contact the Wayne Township Assessor's Office, either by phone at 260.449.7173 or by visiting in person at our office in the City County Building.

Bev Zuber  
Wayne Township Assessor

Sam Walker, AAS  
Chief Deputy Assessor

# VOLUNTEER FOR PROJECT READS

OUR VISION IS THAT ALL ALLEN COUNTY STUDENTS WILL READ AT  
GRADE LEVEL BY THE COMPLETION OF THIRD GRADE.

Would you like to help a student in first through third grade who  
struggles with reading?

**Come join us!**

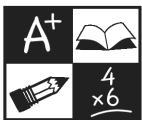
Project READS volunteers work with students one hour each week during the school year, encouraging them by making reading fun and interesting. We are partnering with Indian Village Elementary School for a Project READS Site on Wednesdays from 3:45-4:45 PM. That's right in your neighborhood! We are looking for dedicated volunteers and no prior experience is necessary. All you need is a desire to be a positive influence in the life of a child who needs extra help with literacy skills. Training will take place on Wednesday, September 14. You can download a volunteer application at [www.abouteducation.org](http://www.abouteducation.org) by clicking on the applications link. For more information, please see Craig Nix.



**OUR MISSION IS TO IMPROVE ACADEMIC ACHIEVEMENT FOR YOUTH  
THROUGH BUSINESS, COMMUNITY, AND EDUCATION PARTNERSHIPS.**

***We  
Need  
You!***

- **ONE HOUR WEEKLY SESSIONS**
- **RECEIVE FREE INITIAL TRAINING AND TUTORING UPDATES THROUGHOUT THE PROGRAM YEAR**
- **STUDENTS ARE ASSESSED TO DETERMINE THEIR INITIAL READING/ SKILL LEVEL AND TO CHART PROGRESS THROUGHOUT THE YEAR**
- **VOLUNTEERS ARE MATCHED WITH STUDENTS ON A ONE-TO-ONE BASIS**
- **LAST YEAR 137 VOLUNTEERS MADE A DIFFERENCE AND 88% OF STUDENTS IMPROVED BY THREE OR MORE READING LEVELS**



ALLEN COUNTY  
**Education Partnership**

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