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Tipton Life

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SPRING 2022



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Tipton Life

Spring 2022

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Please send any inquiries or address changes to the address
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while supplies last.

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2022 BOARD OF DIRECTORS MEETING DATES

*All meetings are held at 4 p.m. at the
association office.*

Monday, March 28, 2022

Wednesday, May 23, 2022

Monday, July 25, 2022

Monday, September 26, 2022

Monday, November 28, 2022

*Annual meeting will be held,
Monday, April 18, 2022 at 7:00 pm.*

TLCA BOARD OF DIRECTORS

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812-343-2732

John Davis

VICE PRESIDENT

214-213-6107

James Vogel

SECRETARY/TREASURER

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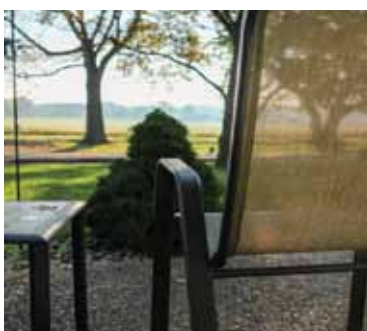
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A Note from Staci

Welcome to our Spring 2022 issue of Tipton Life™. Our goal for 2022, is to have some fun activities for all Members to enjoy. Be sure and check out the “Save the dates” for the list of events.

These dates may be subject to change, please check our website prior to each event. One event that is rapidly approaching is the Annual Meeting. See the articles in this issue on how you get involved and give your time and talent as a member of a committee or the Board of Directors. The Members commitment to volunteer is another reason why Tipton Lakes is a great place to live!

Tipton Lakes has done several articles on Members who give back to our community. The article on page 34 by Barney Quick has done an excellent job of highlighting one of our generous Members who has given to many areas of the periodontics at both IUPUC and IUPUI. Are you someone who contributes to our Community? If so, we would love to share your story.

Bittersweet Woods is a small Cluster that was developed in 1990. It is unique in that all the homes are similar in style. They are perfect for a family just starting out or those that wish to downsize. Check out a couple of our families from Bittersweet Woods on page 30 to see why Bittersweet Woods and Tipton Lakes are special to them.

Tipton Life™ is the official magazine of Tipton Lakes Community Association. All information included in each and every edition is generated in partnership between Aim Media Indiana and TLCA. You can count on up-to-date, factual and informative news here. In addition, we hope Tipton Life™ will help our members get to know our community and neighbors. Whether you are new to the community or have lived here for many years, our magazine is designed with you in mind.

You can help us make Tipton Life™ more meaningful by making content suggestions and participating in our news gathering. If you have information you would like to share or have content suggestions, please contact the Association Office at 812-342-8522 or by email at malorie.ackerman@tiptonlakes.com.

Tipton Lakes Community Association Board and Staff

MISSION STATEMENT

The mission of the association is to promote an attractive environment where people will want to reside. This will be accomplished through community involvement in landscaping and lake maintenance, architectural review, rules enforcement, effective communication and community interaction. Through this effort the association supports each resident's desire to protect their property value.



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Welcome

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Welcome new members! On behalf of the board of directors and the association staff, we would like to welcome you to Tipton Lakes. We hope you are enjoying your new home and your new community.

By this time, you should have received your “Green Book,” the complete set of governing documents of Tipton Lakes Community Association. These documents explain your membership and the other aspects of your community association. All members, including renters, must abide by the provisions of these documents. In addition, you should have received a welcome bag with additional information and goodies.

Take time to stop by the association office, located at the marina, to meet the staff. We want to get to know you and your family. To help the staff, please be sure to send us your membership agreement and your survey. This information is essential and enables the association to keep records of our membership.

The board and staff are here to help make life at Tipton Lakes more enjoyable. If you have any suggestions, comments or questions, feel free to contact us at the association office, 812-342-8522 or at malorie.ackerman@tiptonlakes.com. Please do get involved in your association.

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TIPTON'S TOP 10 LIST

The items listed below are a friendly reminder of often overlooked rules or maintenance items within Tipton Lakes.

1. EXTERIOR CHANGES TO YOUR HOME REQUIRE A DESIGN REVIEW APPLICATION.

The form is available at the association office or via the internet at www.tiptonlakes.com. Complete the form and attach photos, scale drawings and sample materials as required and described as part of the application process.

2. TRAMPOLINES REQUIRE A DESIGN REVIEW APPLICATION.

The application must show the equipment in the backyard and not visible from the street or the lake. Inside storage during off-season months is strongly encouraged. The form is available at the association office or on the internet at www.tiptonlakes.com.

3. PLEASE PICK UP YOUR PET WASTE.

Pet waste should not be left along walk paths or in common areas, the marina or park areas. Please remove and properly dispose of pet waste.

4. CHRISTMAS LIGHTS SHOULD BE DOWN AND PUT AWAY FOR THE YEAR.

Christmas lights are temporary exterior decorative objects. They should be removed within two months following Jan. 1.

5. TRASH TOTERS SHOULD NOT BE VISIBLE FROM THE STREET.

Trash toters should be stored out of sight, such as in a garage or screened from view, when not in use. Please do not leave your toter out where it can be easily seen from the street view of your home. The association regularly inspects the property for toter violations. Members will receive a violation notice if the toter is not stored properly.

6. CHICKENS ARE NOT ALLOWED IN TIPTON LAKES.

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot or in the common areas, except dogs, cats or customary household pets.

7. YOUR GRASS AND LANDSCAPE BEDS SHOULD BE MAINTAINED WEEKLY. IF YOU ARE GOING TO BE OUT OF TOWN FOR MORE THAN A WEEK, PLEASE MAKE ARRANGEMENTS FOR MAINTENANCE.

Owner shall promptly perform all maintenance and repair within his own lot and on the adjacent road right-of-way. Each lot shall be maintained, neat, clean and free of paper, trash, uncut weeds or unsightly growth or other debris.

8. EXTERIOR PAINT THAT HAS FADED OR IS PEELING.

If selecting a new paint color, external color schemes are subject to review and approval by the Design Review Committee.

9. EXTERIOR OF HOME NEEDS TO BE POWER-WASHED.

The owner shall maintain the lot in such a manner as to prevent it from becoming unsightly; specifically, such owner shall prevent any condition that tends to detract from or diminish the aesthetic appearance of the lot.

10. PROPERTIES THAT HAVE DEAD TREES.

The owner shall maintain the lot in such a manner as to prevent it from becoming unsightly; specifically, such owner shall cut down and remove dead trees. Removal of trees requires a design review application.



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DESIGN REVIEW PROCESS



A key component to the success of the association's ability to uphold our mission is the design review process.

Section 3.02(iv) of the association's declaration says, "Another purpose of the Association is to regulate design and construction throughout the Common Areas and Properties during the initial development stages and afterwards, in order to promote a high quality, aesthetically pleasing, architecturally sound environment and to generally maintain and enhance property values throughout the Properties."

Many who built their homes here are introduced to the design process during new construction. Complete plans are presented for approval prior to construction. Once the home design is approved and the home is built, all exterior changes require approval of the Design Review Committee, which is administered by Tipton Lakes Community Association.

The association has attempted to streamline the design review process and avoid creating unnecessary paperwork. However, contemplated improvements must be approved by the DRC prior to construction. In order to aid the association and its members with this process, the association developed a set of design review guidelines. In preparing these guidelines, the association leaned heavily on the experience of more mature planned communities. Each section was added because of a challenging area that developed in an existing association. Our intention was for the guidelines not to be viewed as limiting our members' freedom to act, but viewed as the best means available to protect property values.

The following are answers to some of the most frequently asked questions:

What is the Design Review Committee?

The Design Review Committee is a standing committee of the association as outlined in the governing documents. The committee's duties include to "review and approve, modify or disapprove, within 45 days, all written applications of Owners and of the Association for improvements or additions to Lots, Living units or Common Areas." The work of this important committee of the association aids in the establishment and maintenance of high quality design standards for structures and landscaping throughout our community.

What types of projects are considered exterior modifications?

An exterior modification includes any change to the home or the landscaping (outside of existing beds). Examples include but are not limited to: exterior painting, decks, roof replacement, room additions, landscape additions, tree removals and swimming pools.

How do I obtain approval for my project?

The first step is to complete an Application for Modification. The form is available at the association office or online at www.tiptonlakes.com. Complete the form and attach photos, scale drawings and sample materials as required and described as part of the application process.

When does the Design Review Committee meet?

The committee meets during the second week of every month. All applications received by the first Monday of the month are guaranteed review at that month's meeting, as long as all required materials are submitted with the application. The winter season generally sees less activity than the spring, summer and fall. If you are planning an upcoming project, now is a great time to get your project approved by the committee. Approvals are valid for up to one year from the date of approval.

Who can I call with questions about my project?

The association staff is available to assist you with completing your application. Nancy Battin administers the application process for the members. She is available to answer your questions and assist you through the application process. Nancy can be reached at the association office by calling 812-342-8522 or by email at nancy.battin@tiptonlakes.com.

If you are considering a change to the exterior of your home or property, have reviewed the guidelines and have lingering questions, our best advice is to contact the association office for assistance. We will make every effort to assist you through the process, answer your questions and provide feedback in a timely manner. The association strives to provide assistance that minimizes confusion or frustration as we partner with our members to uphold our mission.

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IN-35099029



NOTICE

TIPTON LAKES COMMUNITY ASSOCIATION 2022 ANNUAL MEETING

Monday, April 18 at 7 p.m.
Meeting will be held via Zoom

Do you have an interest in serving on the board?

If you're considering running for the board, we ask that you take a few moments to ask yourself the following three questions:

DO I HAVE THE TIME?

As a board member, you will need to devote a couple of hours of your time each month to association business. In addition to regular board and committee meetings, you will need to be active in email discussions and occasional special meetings. During special projects, you may need to spend a little extra time on association business. Some board members may also spend a little more time than others if they work with a committee.

CAN I MAKE TOUGH DECISIONS WHEN IT'S REQUIRED?

The primary role of the board is to conduct the business of the association. This doesn't just mean approving the budget but also developing and enforcing policies. Board members are required to step outside their immediate circle of family and neighbors and make decisions based on the greater good of the community.

CAN I DO ALL THIS AND HAVE FUN, TOO?

It isn't all about policies and tough decisions. Our community is only as good as we make it, and establishing and maintaining a sense of community are part of a board member's responsibility. Planning and attending functions such as our social events and being a presence in the community are as important as any policy decisions you may make.

Being a board member can be frustrating at times, but it may also be one of the most rewarding ways you'll find to volunteer your time. If you're interested in running for the board or would like more details about board responsibilities, please contact the executive director or a current board member.

Annual TLCA Garage Sale Date Set for June 3 and 4

The annual Tipton Lakes garage sale will be June 3 and 4. Start cleaning out those closets and garages and setting aside items that you can sell. As in prior years, the association will place an ad in *The Republic*. If you would like to be included in the ad, please call the association office at 812-342-8522 by 5 p.m. on Monday, May 30 with your information. Garage sale information will also be posted directly outside the association office so others can be well-informed of your location and participation.



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RIP RAP, DREDGING, SAND LAKEFRONT PROPERTIES



This note is to provide lakefront members with a summary of changes for lakefront services to their immediate property, if desired in the future.

If you are a lakefront property owner who had riprap or sand installed on your beach by Sam Vasquez in the past, this service will no longer be available. He has decided he will no longer be providing work from the water via the Tipton Lakes barge. However, he will continue to provide other landscaping services, so feel free to contact him.

As an alternative, if you need riprap at the shoreline, dredging around your dock or sand on your beach, PAF Construction will be on the lake the week of April 11 to 22. You can reach the owner, Jeremiah Percival, at 812-521-1973 to obtain a quote and to schedule work you would like him to complete. Please contact Jeremiah by April 1 to secure the work to be completed. This will be the only time during 2022 that a homeowner will have the opportunity to have work completed from the water by PAF. If this opportunity is missed, then the work would need to be completed from your lot or be postponed until the following year.


As a reminder, each owner of a lot that abuts a pond, lake, canal, creek or other body of water within Tipton Lakes is required to maintain the shoreline (including the “rip-rap” rock) and water’s edge adjacent to the lot neat, clean and free of paper, trash, uncut weeds or unsightly growth, or other debris.


LAKE TREATMENT DATES


Due to the extreme algae in the lake this past summer, in November 2021 the Tipton Lakes Community Association Board of Directors at the recommendation of the Lake Committee and Finance Committee approved three extra scheduled lake treatments by Aquatic Control.

Watch for red buoys indicating a lake treatment has been performed. When red buoys are out on the water, swimming is prohibited. Expected treatment dates for 2022 are: April 6, May 11, June 8, June 22, July 6, July 20, August 10, August 24, and September 14. Treatment dates are subject to change based on the condition of the lake.









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Tipton Life | Spring 2022 19



TIPTON LAKES ANNUAL EASTER EGG HUNT

Mark your calendars! The annual Easter egg hunt for Tipton Lakes residents will be Saturday, April 16 at 1 p.m. Grandparents, if you have out-of-town family visiting, this event is fun entertainment for the grandkids.

Please bring six eggs filled with store-bought candy for each child participating in the activity to the association office no later than Friday, April 15.



HOLIDAY LIGHTS CONTEST WINNERS

This year's winners were given a Target gift card as a small token of our appreciation for making the holiday season more festive with their lighting efforts.

MOST FESTIVE

The Brault Family, Westlake Hills

MOST TRADITIONAL

The Walter Family, Butternut Pond

MOST LIGHTS

The Wells Family,
Oakbrook

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2022 CLUSTER COMMITTEES ELECTED BY MAIL



Cluster Committee elections will be held by mail prior to the 2022 Annual Meeting. Cluster elections will include the following areas:

Bittersweet Woods, Blackhawk, Butternut Pond, Carya Square, Fontana, Greystone, Harrison Green, Harrison Ridge, Heron Cove, Horizon West, Lexington Green, Mallard Point, Northlake Shores, Northlake Woods, Oakbrook, Oak Ridge, Pintail Landing, Pintail Point, Shadow Bay, Shoreview, Spring Hill, Stonebridge, The Preserve, Timber Ridge, Turtle Bay, Waterside, Winterberry Place, Westbrook, Westlake Hills, Westlake Park and Woodcrest Villas.

Often times, the board relies on Cluster Committee input on various issues including budgets, common area maintenance and neighborhood gatherings. We are excited to continually reinforce the significance of member involvement. Without you, the association could not run in a smooth and organized manner.

Please consider serving on your cluster committee. Nominations are due by **March 7**. Use the nomination form included in this issue of the newsletter. Check with the individual(s) you nominate to be sure that he/she is willing to serve prior to his/her nomination.

All members will receive a packet of information prior to the Annual Meeting. Cluster Committee ballots will be included in this packet of information and should be returned to the Association Office **PRIOR TO APRIL 13, 2022**.

Your participation is vital!

Tipton Lakes Community Association Candidate Nomination Form

2022 Annual Meeting

For Board Election:

(3 vacancies for 3-year terms)

I NOMINATE:

For Committee Elections in my Cluster:

(3 vacancies for 1-year terms)

I NOMINATE:

It is not necessary to fill in a name on each line to make a nomination.

Please consult with your nominee(s) to be assured there is an interest and willingness to serve if elected.

Your name: _____

Address: _____

Date: _____

Nominations must be received no later than March 7, 2022.

Tipton Lakes Community Association
6000 Tipton Lakes Blvd. Columbus, IN 47201

or

Submit your nominations by email to malorie.ackerman@tiptonlakes.com.



EVENTS

Save the Dates

All dates and events are subject to change. Please check our website, www.tiptonlakes.com, prior to each event.

The Community Relations Committee is organizing another active year of social opportunities in 2022. Here are just a few to jot down on your calendar. More details will be available as final plans are made for the events or call the association office at 812-342-8522 for up-to-date information.

APRIL 16

Annual Easter Egg Hunt, 1 p.m.

Bring six plastic eggs filled with treats for each participant by April 15 to the association office.

APRIL 18

Tipton Lakes Community Association 2022 Annual Meeting, 7 p.m.

The meeting will be held via zoom. Please go to our website, www.tiptonlakes.com to sign up.

MAY 7

Marina open for the season

JUNE 3-4

Tipton Lakes Annual Garage Sale

Friday 8 a.m. to 4 p.m., Saturday 8 a.m. to 2 p.m. Call the association office no later than May 30 to include your address on the garage sale ad.

JUNE 18

Fishing Clinic, 9 to 11 a.m.

Sponsored by Jeremy Pushor of JS&S Boat Storage.

Bring your young children or grandchildren ages 6 to 12 for this fun fishing clinic. The objective is to have a hands-on experience where the children can learn to tie a fishing knot, bait their hook with crickets or worms, touch fish that we will have in a minnow bucket, plus catch fish from our dock. There is no fee for the event, however, please call the association office at 812-342-8522 or email malorie.ackerman@tiptonlakes.com to let us know if you plan to attend.



JULY 1

July Fourth Celebration

Tipton Lakes marina. Parade at 7 p.m. and fireworks at 10 p.m. Please note that marina boat ramp access is limited during this event.

SEPT. 16

Winedown

The following date is tentative. Please watch for updates by email or in the mail.

Sept. 16 at the marina. Sponsored by Jeremy Pushor of Pushor Builders.

DEC. 3

Doughnuts with Santa

Stop by the Tipton Lakes marina lower level between 9 and 11 a.m. to have a doughnut and see Santa Claus.



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MARINA RENTALS



THE BASICS

BAD WEATHER

Cancellation is **ONLY** permitted if the following conditions exist on the lake at the **TIME OF RENTAL**.

- Heavy rain lasting longer than 30 minutes.
- Lightning
- Severe weather warnings
- High wind advisories
- **ANY CONDITION DEEMED UNSAFE**

In case of inclement weather, boat rentals will be issued a credit, to be used during the current marina season. Refunds will not be issued.

RENTAL TIMES **2-4 HOURS**

Rentals are between 2 and 4 hour time blocks.

Please be sure to arrive 10 minutes prior to your rental time so you are ready to go at your start time. It is important to return a few minutes prior to your end time. Time slots cannot be extended. Our boats are on a very tight schedule and they need time to re-charge for the next rental.

\$15 LATE FEE FOR EVERY 15 MINUTES LATE

DRIVERS

WHO'S DRIVING?

As long as you...

- Are 18 or older.
- Have a valid driver's license.
- Are a member of Tipton Lakes.

We do not provide a driver.

No experience? A brief orientation will be given by a member of our staff on the boat.

We help first-time boaters understand the basics of pontoon boat driving.

CUSTOMIZE YOUR EXPERIENCE

LOVE FISHING? **BYO GEAR**

You must bring your own equipment and bait.

Our boat needs to be returned in the condition it went out.

HEAR THAT? **IT'S YOUR MUSIC**

The lake is surrounded by houses and is shared with many other boaters.

PLEASE BE RESPECTFUL
WITH YOUR VOLUME.

CAN I BRING A PET?

No, pets are not allowed on the rental boats or at the beach.

FOOD & DRINK

Yes, you can bring food on the rental boats. If you bring alcoholic beverages, please know, the same rules apply for the driver of a boat as that of a car.

The member operating the watercraft must remain sober in accordance with Indiana law.

Our boat needs to be returned in the condition it went out. GRILLING IS NOT ALLOWED.

SAFETY FIRST

BOARDING **GETTING ON & OFF**

Come to the marina deck area to pay for your rental. The staff will get you loaded on the boat.

You must be back by the end of your rental period. Stop at the end of the dock and staff will park the boat.

A restroom is accessible in the lower level when the marina is open.

Swimming and floating in the lake is expected. Ladders for boarding from the water are on the boat.

HOW FAST? **4-5 HP ELECTRIC MOTOR**

Our rental pontoons are NOT speedboats.

Stay at least 3 boat lengths from the rip rap or shoreline in any area.

Slowdown in the canals and marina cove.

They are equipped for a fun, relaxing day out on the water with family and friends—cruising around the lake and finding the perfect spot to anchor and enjoy the sunshine.

The back half of every boat has shade, a Bimini cover.

LIFE JACKETS? **IT'S THE LAW**

We provide youth and adult life vests equal to your boat's max capacity.

State Law requires passengers 12 years old and under to wear a life jacket anytime the boat is in motion.

It is recommended that you supply your own life vest for infants and children less than 50 pounds. You know what fits them properly and will be comfortable for them.

We strongly encourage anyone in the water to have a life jacket on.

MAX CAPACITY -VARIES BY BOAT.

Each boat has a legal max capacity (6 or 9 people). This includes babies, young children, teens and adults. A FACE IS A FACE NO MATTER HOW SMALL.



GREEN GRASS AND CLEAR WATER

Water quality friendly lawn care and fertilizer recommendations for Tipton Lakes Community Association

This article is intended to help educate our members on the appropriate way to care for your lawns in such way that lawn care chemicals are minimized in the storm water runoff into our lakes. This concern is applicable to all residents since rainwater from all properties goes to the lake.

Some lawn care practices create water quality problems. Excess nutrients (including nitrogen and phosphorus) found in fertilizer that runs off our properties into our local bodies of water can trigger algal blooms. It's likely that you and your neighbors believe having a lawn that is safe for the environment is very important. Below are some practices for creating and maintaining a healthy lawn that is attractive and safer for the environment.

SIMPLE RECOMMENDATIONS FOR EVERY LAWN

GRASS SEED

Consider choosing grass varieties that requires less maintenance and are appropriate for the area, such as a high quality fescue blend. Fescue is very disease and drought tolerant once established. Seed should be put down in the fall around the Labor Day.

DON'T OVERWATER

Overwatering can lead to runoff and leaching of contaminants into lakes. 1 inch to 1 ½ inch of water a week in July and Aug is plenty for the grass to survive. Overwatering increases runoff and shallow root growth which is not healthy. Water twice daily with short run times at 3-5 a.m. and 9-11 p.m. this gives ample opportunity for absorption.



TEST YOUR SOIL

To have your soil tested; contact Purdue Extension Bartholomew County at 812-379-1675. Sometimes adjusting the soil pH or organic matter are the only treatments needed to improve a lawn. If the soil test results are acceptable but your lawn is not, then check for other problems like pest or fungal infestations.

MOW SMART

Mow grass 3" or higher. Leave the clippings to provide a source of slow-release nutrients. NEVER dispose or blow clippings into storm drains, drainage areas or lakes.

KNOW WHEN, WHERE AND HOW MUCH FERTILIZER TO APPLY

When: No earlier than spring green-up and no later than end of September to ensure proper soil temperature for grass to take up nutrients. Fertilization should only occur three to four times a year.

Where and How Much: Measure the dimensions of the area that needs fertilizer; use the square footage to determine how much fertilizer to use. Use only what you need. Know your local and state laws regarding fertilizer. Do not apply fertilizer within 10 feet of water.

CHOOSE RIGHT FERTILIZER

Slow-release formulations, zero to low phosphorus and organic fertilizers are most beneficial to the soil. Over applying any type of fertilizer or over-irrigating can lead to water quality problems. The three numbers on a bag of fertilizer form what is called the fertilizer's N-P-K ratio. The proportion of three plant nutrients in order: nitrogen (N), phosphorus (P) and potassium (K). The middle number should be zero.

Tipton Lakes Members who used our lakes for recreation purposes last year observed firsthand a severe algae bloom (picture included). Aquatic Control, our lake treatment supplier, indicates several contributors to this problem: (shallow lake, age of the lake, stirred up sediment during lake dredging and excess nutrients from fertilizers.)

The Lakes Committee of Tipton Lakes appreciates your consideration of these recommendations. Please share this information with your lawn care professional. Help us protect our valuable asset, the lakes.

Please go to this link, <https://turf.purdue.edu/extpub/facts-about-phosphorus-and-lawns/> for more information.



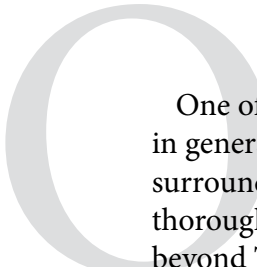


Home of Steve David and Catherine Pulley

LIFE IS SWEET IN BITTERSWEET WOODS

Bittersweet Woods cluster enjoys
nature, community

BY BARNEY QUICK // PHOTOS BY JANA JONES



One of the charms of Tipton Lakes in general is the feeling that one is surrounded by forest, even though main thoroughfares, parks, and indeed, life beyond Tipton is really not far away. Such is definitely the case at Bittersweet Woods, a cluster consisting of two cul-de-sacs connected by a short lane and by a short stem to Champion Drive. Stands of mature trees that host a variety of wildlife are found throughout.



Steve David

Steve David and his wife Catherine Pulley are the

second owners of their house on Bitterwoods Court. They moved there in 2020.

“We were looking to downsize and not get smitten by bigger houses on the water,” says David.

They appreciate the combination of the country feel with the proximity to arteries for efficient travel to the city and points beyond, since they are often in Indianapolis, Steve in his capacity as a state Supreme Court justice and Pulley as a state bar association attorney. (Currently, Pulley, a Navy reservist, is on active duty in Norfolk, Virginia.) They have an active lifestyle outside their careers as well, both participating in triathlons and being avid bikers. They were in their first Iron Man together in 2017.

Pulley is originally from Tennessee. David

grew up in Ogilville, and was appreciative of the opportunity to return to the rolling countryside of western Bartholomew County.

David immersed himself into Tipton Lakes life quickly. They moved in November 2020, and he went kayaking on the following New Year’s Day.

They have ensconced themselves into the pace of life at Bittersweet Woods as well.

“We know everybody on our cul-de-sac,” says David. “There are some great bakers and we’ve had some great treats. There was a book club that had wine at meetings, but that was put on hold when COVID hit.”

Brad and Julie Davis have been in their house for fifteen years. It was built by Jim Shoaf Construction, as were most other homes at Bittersweet Woods, in 1990. They previously lived at Oakbrook, and saw the four daughters of their blended family outgrow that yard’s swing and sandbox as they got involved with travel sports.

The entire family is athletics-oriented. Both

“Our neighbors are fantastic. We’re always baking for each other at the holidays and looking out for each other.”

— Julie Davis

Brad and Julie played college basketball.

Their daughters are basically grown now, but they enjoy seeing a new wave of youngsters bring fresh vitality to the neighborhood.

“I think there are eight kids here now,” says Brad. “We let them use our basketball goal.”

They note that because the homes don’t have backyards, but rather sit at the crest of a ravine, everyone’s activity is focused on the street-facing sides of their properties.

“It’s conducive to conversation when you’re mowing the lawn or getting the newspaper,” says Brad.

The social cohesion is further fostered by the fact that several residents are long-term. Three have been there longer than the Davises.

“Our neighbors are fantastic,” says Julie. “We’re always baking for each other at the holidays and looking out for each other. We had cluster picnics until COVID happened.”

Both Brad and Julie serve on the cluster committee.

“The association’s been great to work with,” says Brad. “We’re pretty self-sufficient, but they’re pretty responsive to anything we bring to them.”

They appreciate the nature-intensive setting.

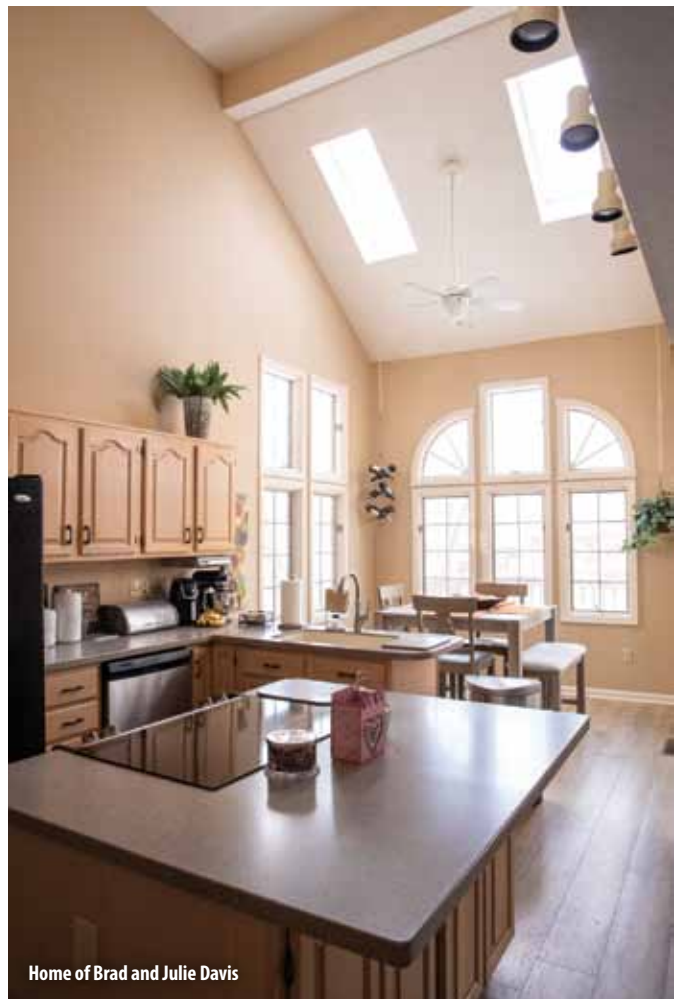
“There’s a little of everything from a tree perspective,” said Brad.

Julie adds that “when everything’s in bloom, you don’t even see Blackhawk,” the cluster across the ravine. “It’s a habitation for deer, foxes and woodpeckers.”

They foresee being Bittersweet Woods people for the duration, says Julie, “We always say it would be hard to leave.”




Julie and Brad Davis



Home of Brad and Julie Davis





Greg and Stephanie Phillips

BITE-SIZED ADVENTURES

The Phillips found purpose in
faith and dentistry

BY BARNEY QUICK
PHOTOS BY JANA JONES

Greg and Stephanie Phillips are givers by nature, and the fruits of that are manifest in a variety of ways. Still, they have honed the art of balance. They have a lot of fun, and pursue a wide range of interests, as evidenced by a look around their Tipton Pointe home.

Greg is a periodontist and Stephanie is a dental hygienist. Each knew early on that the general field of dental health was the path they wanted to take.

“I first thought I wanted to be an engineer,” says Greg, a native of northwest Indiana. “Then one day as I was getting my teeth cleaned, I thought, gee, this is kind of neat.

“I first thought I wanted to be an engineer. Then one day I was getting my teeth cleaned, I thought, gee, this is kind of neat.”

— *Greg Phillips*

I could do this.”

Stephanie, who grew up in Indianapolis, was in an explorer program offered by the IU School of Dentistry in her high school and found her direction.

Stephanie works part-time in Greg’s Columbus practice. They still feel a strong connection to the IU dental school and support it in a number of ways.

Greg also devotes considerable time to fostering opportunities for professional growth among colleagues. He’s been a trustee of the Indiana Dental Association for six years, and served as president in 2019. He has led study clubs for local dentists, and in fact was the U.S. chair of study clubs for the Switzerland-based International Team for Implantology. That position involved a fair amount of international travel.

“At least twice a year I was somewhere out of the country,” he says. “On one occasion, I landed in Istanbul on a Thursday and was back in my office the following Monday morning.”

Greg and Stephanie have also brought speakers from other countries to speak to the local study club. The guest speakers would stay at the Phillips home during their visits.

One particular mentoring situation has led to a professional association.

“I have a young lady coming into my practice who actually started as a patient,” he says. “She started observing what happened in my office and then applied to dental school. After that four-year program, she did a periodontics residency for three years.”

Greg and Stephanie have supported the James J. Fritts, DDS Clinical Care Center by sponsoring a dental chair in the facility, which is an addition to the original dental school building.

Greg notes that the original building is still quite

viable.

“I believe it’s one of the oldest dental school building in the country,” he says. “It’s sturdy. There’s not really much talk about tearing it down. It’s the part of the school you’d want to be in if a tornado came through.”

Stephanie is involved with Residents Encounter Christ, a jail ministry program that holds weekend sessions for inmates in several southern Indiana jails.

She is also active in the local chapter of Bible Study Fellowship, a San Antonio-based international organization that focuses on a particular book or portion of the Bible over a 30-week session each year.

They’ve lived in their Joel Spoon-designed Tipton Pointe home for three years. They’d previously lived at Harrison Ridge since 1997. There’s a patch of woods between their yard and the next cluster over. The view from their living room window provides ample glimpses of wildlife, such as eagles, bobcats and deer.

They used to have a boat on Lake Monroe, but at this point are content with an electric-motor pontoon at Tipton.

“We get a bottle of wine and take the dog out,” says Greg.

They don’t take just any wine. They’re avid collectors and have turned a room in their basement into a wine cellar.

Greg is also a serious cook, specializing in Italian dishes. He has also ventured into French cuisine.

He’s also a Harley rider, and takes trips with old friends on his CVO Road Glide. He notes that none of the old friends are dentists, but date back to his northern-Indiana days.

With such a multifaceted life, is there a common thread tying it all together?

“It’s all a ministry,” says Stephanie.





LOOKING FOR 2022 MARINA STAFF

Marina season will officially start on May 7. Prior to this date, we will hold interviews for available marina positions. You do not have to be a member of Tipton Lakes to apply. These positions are part time with an average of twenty to thirty hours per week, with pay starting at \$10.00 per hour. Hours worked include weekends, evenings and holidays.

MARINA STAFF DUTIES INCLUDE:

CUSTOMER SERVICE

- Facilitate group reservations for outdoor and indoor areas.
- Sell boat permits, trailer permits, pool passes, etc.
- Take reservations and rent boats.
- Provide emergency service to members as needed including (but not limited to) towing disabled boats and pumping excessive water from member-owned boats docked at the marina.

MAINTENANCE AND CLEANING

- Work from a shift responsibilities list in completing necessary duties to assure cleanliness of the marina and association office areas, including lower level, docks, beach, picnic areas, patio and parking areas.
- Provide general upkeep of association-owned boats and equipment.

MONITORING LAKES AND MARINA AREA

- Monitor lake use by members and attempted lake use by non-members, enforcing board policy.
- Monitor lakes for debris and weed problems.

We are looking for energetic, hardworking and friendly individuals who want to earn some extra money. If you are interested or you know someone who might be, please come by the association office, Monday through Friday, 9 a.m. to 5 p.m. and fill out an application. Deadline to submit an application is March 25..

Thinking about retiring?

The thought can be both exciting and frightening at the same time!



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