

# 7675 Winding Lake Drive South

## **HOA Information**

Carrigan at the Levee HOA Annual Dues: \$225  
Bill Thompson, President Phone: 317-471-9543  
Tammy Hines, Secretary Phone: 317-450-7020

## **Utilities**

Internet: MetroNet <https://metronet.com> Average: \$100/month  
Gas: Center Point Energy <https://www.centerpointenergy.com> Average: \$52/month  
Electric: Duke Energy <https://duke-energy.com/home> Average: \$126/month  
Water: Citizens <https://info.citizensenergygroup.com> Average: \$41/month  
Sewer/Trash: City of Noblesville <https://cityofnoblesville.smartpayworks.com/>  
Average: \$69/month

## **Items Not Included**

washer, dryer, freezer in the garage, roman shade & hardware in upstairs office, drapery panels in downstairs office, dining room, and living room

## **Home Improvements**

### **2018**

previous homeowner- new carpeting upstairs, new vinyl plank upstairs  
**replaced roof section over the front porch- Indiana Residential**  
added electrical outlet in the Laundry Room  
purchased new garage door opener, reprogrammed garage keypad

### **2019**

painted the entire interior of home with Sherwin Williams paint  
patched hole in garage drywall  
restained/sealed front exterior shutters  
relocated large rocks off the front porch  
removed pavers from trees in the front yard, remulched and planted front flower beds

removed the dog door, replaced exterior siding  
replaced exterior door from the garage into the back yard  
removed rotted trim around front columns, garage doors, and on the west side of home  
caulked sealed and painted  
walked roof and replaced gutter spout on third car garage to connect with gutter on the roofline  
semi-annual maintenance plan for HVAC through LCS Heating & Cooling  
installed zoned heating and cooling- lower and upper level, replaced thermostat with (2) ecobees  
**purchased & installed new humidifier**  
corrected exhaust pipe extending from the heater in the Garage  
installed Roman shade in the Loft  
replaced Kohler interior flushing mechanisms in both toilets in the Powder Room and Upstairs Hall Bath  
trimmed back front tree branches off of roof line & cleaned gutters on lower roof line  
identified water shut off valves for entire home- Schuler Plumbing  
cut down Bradford Pear trees in the front easement- City of Noblesville Street Department

## 2020

relocated stepping stones, mulched front flower beds, planted flowers, added drain spouts to front of home  
removed grass by mailbox, put down mulch, relocated rock, and planted flowers  
removed (2) Bradford Pear stumps from front easement- City of Noblesville Street Department  
**purchased & installed new motors, chains, sensors, and remotes for both garage doors- Overhead Door**  
purchased & installed (2) new springs for large (double) garage door  
spring for small (single) garage door was serviced  
replaced bumpers on both, the two door and single door in garage  
new exterior keypad

removed old post & mailbox, purchased new post, mailbox, & lettering- Mailbox Solutions  
install big screen tv, receiver, bluray, & audio components, prewired for speakers outside patio- Noble Audio & Video  
purchased and installed new exterior light fixtures  
cleaned, caulked, & painted exterior siding and trim  
replaced Kohler interior flushing mechanisms in toilet located in the Primary Bath  
semi-annual maintenance plan for HVAC through LCS Heating & Cooling- humidifier, replace motherboard in furnace  
clean all ductwork and dryer vent; **install Wave ionizer**  
planted new Colorado blue spruce tree  
purchased dishwasher- Lowes  
planted (2) Prospector Elm Trees in easement- Noblesville Street Dept  
installed new light fixtures- Mud Room, Dining Room, downstairs Office, & Loft

## 2021

### **new water softener- Aqua Systems**

installed new light fixtures in the Entry Foyer, Laundry Room, upstairs Office, Guest Bedroom, & Guest Bathroom  
killed grass & filled in divets in the back and front yard, aerated and re-seeded  
new cabinets for the Laundry Room  
new cabinet hardware for the Guest Bath  
installed new granite countertop & sink for the Guest Bath  
semi annual maintenance- LCS Heating & Cooling  
new Roman shades for the Guest Closet  
new valance for the Guest Bedroom  
new rocking chairs for the Front Porch

new Ring doorbell

## 2022

purchased cedar garden bed, high box

installed tree rings for all trees in the front & back yard

**purchased new Rheem gas water heater- Schuler Plumbing**

installed wallpaper in Laundry Room

semi annual maintenance- LCS Heating & Cooling

removed old wood fence/purchased new metal fence- Amerifence

## 2023

**new exhaust vent, furnace board, furnace, AC unit, & thermostats- LCS Heating & Cooling**

mulched sides of the house

planted new Colorado blue spruce tree

installed new floor tile in the Guest Bath

new mirror in the Guest Bath

new blinds in Breakfast Room

removed old mud bench & installed new custom mud bench- Innovative Closets

## 2024

planted new hostas & boxwoods

removed old retaining wall & installed new stone retaining wall in front flower bed and sides

**purchased new kitchen appliances: refrigerator, cooktop/range, & microwave- Lowes**

serviced water softener- Aqua Systems

removed walkway to front porch & poured new concrete walkway- Mattingly Concrete

semi annual maintenance- LCS Heating & Cooling

**repaired insulation & baffles in Attic- Bone Dry**

trim birch tree

replaced Kitchen pendant lights and ceiling light

replaced all upstairs bath fans

installed new blackout curtains for the Primary Bedroom

## 2025

installed new subway tile backsplash and quartz countertop for the Kitchen

painted kitchen island

new sliding glass shower doors in Primary Bathroom

installed new carpeting for the living room & stairs

interior paint touch up