

Indian Lake Smoke Signal

• INDIAN LAKE IMPROVEMENT ASSOCIATION •

President's Message

by Mark Rumreich

Eugenio Morales can own your home for \$35

In July, my wife Lori and I received a few pieces of junk mail sent to somebody named Eugenio Morales at our home address, welcoming Eugenio to the neighborhood with a coupon. We didn't understand why but didn't dwell on it. Then on August 10, an observant neighbor noticed that the Indygov map viewer tool showed that our property belonged to Mr. Morales. The neighbor asked if we were moving. I said no and told her about the junk mail.

I looked online at our property tax card and could see that ownership had been transferred to Eugenio Morales in June. I immediately called the Assessor's office and told them that there was some kind of mistake and asked how it could be fixed. They said that there was no mistake and there was no way for them to fix it. They explained that they regard all incoming documents as legitimate and do not check ID or confirm notarization. They suggested that we hire an attorney to get our home back.

I contacted the Recorder's office and obtained a copy of the quitclaim deed used to transfer our property to Eugenio. It had forged signatures of Lori and I, and was notarized by a notary in Danville, Illinois. I'll call her CT. I was able to track down CT and I sent her a copy of the document. She and her attorney assured me that her notarization had been forged. At this point I called Lawrence PD and reported deed fraud. A detective was assigned to the case.

Once I had a better understanding of what had happened, I called Marion County Assessor Joseph O'Connor. I was able to obtain his personal phone number. I shared how easy it had been for the criminal with the present system, simply filing a quitclaim deed with forged signatures/notarization and paying \$35. I shared how difficult it was to fix with the present system, legal fees typically running \$2000 to \$4000 and often taking a year or longer. Mr. O'Connor said that their procedures were determined by law and the Assessor's Office could not offer any help.

The tax address given for Eugenio on the fraudulent quitclaim deed was for an office building in Jeffersonville with a dozen or so suites, but the tax address contained no suite number. I called several of the businesses in the suites and quickly realized that there was no relationship between that address and Eugenio. I researched other recent property transfers in Marion County done

by quitclaim deed to Eugenio Morales and found one recorded in January. When I examined it, I recognized the seller, currently in litigation with ILIA. Although most deed fraud is done with the intention of quickly reselling the property or taking a loan against it, this may have been done vindictively.

The Lawrence detective interviewed Eugenio and concluded that he had no knowledge of the crime.

We're now in the legal process of trying to restore proper ownership of our home. The Marion County Prosecutor's office has told the police detective that they have no interest in prosecuting this case. They don't answer their phone or reply to my emails or voicemails.

Protect Yourself

It's so easy for the criminal in Marion County. What can you do to protect yourself?

Pay attention – the Indygov map viewer <http://maps.indy.gov/MapIndy/> is a great multipurpose tool for Indian Lake homeowners. Make a point of looking at your property tax card when you visit, especially if you receive junk mail addressed to a stranger at your home address.

Register for deed fraud alerts – Marion County offers a free service that will send you an email every time a document is recorded under your name at the Marion County Recorder's Office. Register at <https://www.indy.gov/activity/property-fraud-alerts>. The damage will already have been done, but at least you'll have a head start in dealing with the problem.

Support/promote legislation – some municipalities such as Miami-Dade County in Florida send property owners a courtesy letter whenever their property has been sold by quitclaim deed. This requires no registration or action on the part of the property owner and no need for an email address. Even better would be adding a seven-day waiting period before transferring ownership by quitclaim, to allow time for a fraudulent transfer to be caught. I discussed this with our Senator Jim Merritt, who was receptive to the idea, but retired on November 4. Requiring Electronic Notarization Verification (ENV) would be another fraud preventative.

Meet the Neighbor

by Kimberly Hunt

Meet Stevi Kersh

"Don't sit for too long because that's how you get old, and stay away from doctors because those people will kill you." This is the sage advice of Stevi Kersh's grandmother, and adoptive mother, Wilma Jean. Wilma Jean raised Stevi from the age of 3 after her father, Wilma Jean's son, died in a helicopter crash running a military training exercise.

I don't know how Stevi feels about doctors, but she has certainly taken the first part of her mother's advice to heart. You won't find Stevi sitting around. In fact, she says she doesn't know what to do with downtime. She confesses, "It terrifies me." So, she keeps lists to allocate her time between not-for-profit boards, volunteer activism, new ventures in communications and public relations, and caring for 102-year-old Wilma Jean.



Stevi's busy lifestyle was undoubtedly foreshadowed by her college career where she double-majored in Communications and Political Science, double minored in Journalism and Public Relations, served as president of her sorority and other campus organizations, all while swimming, dancing, and making the academic dean's list. "I'm the classic overachiever and over-joiner," says Stevi. "We're here for a blip. Might as well get the most out of it."

Even after leaving her career of 20+ years with the Indianapolis City Market, where she was the Executive Director, Stevi is still "getting the most out of it" by running her own public relations firm, serving on several not-for-profit boards, transporting dogs from high-kill shelters to no-kill shelters or permanent homes, co-hosting a podcast called *Badassery Life* about ordinary women doing extraordinary things, and spending every other week in Linton, IN with her mom.

When You Need To Call



KEEP THIS WITH YOUR INDIAN LAKE PHONE DIRECTORY

Assessments - Lynn Osborn	670-3933
Beach reservations - any board member	
Boat slip rentals - Kyle Hurd	416-7982
Bylaws and rules - Bob Gundaker	855-1349
Civic Committee - Stacy Russell	557-2283
Communications - Alyssa Alexander	670-7559

BOARD OF DIRECTORS

Mark Rumreich (president)	823-3897
Andy Van Treese (vp)	627-0737
Lynn Osborn (secretary/treasurer)	670-3933
Alyssa Alexander	719-0910
Joe Dayan	910-7751
Bob Gundaker	855-1349
Kyle Hurd	416-7982
Scott Kelley	919-7231
Phil Marble	702-5715
RJ Russell	281-0024

This may all seem like a lot to keep up with, but Stevi keeps her "over-joining" manageable with a jar of 10 marbles on her home office desk. The marbles represent 10 causes, appointments, or engagements that she can say "yes" to each month. In this way, she keeps herself true to her two greatest passions; building community and saving animals. It is also how she preserves time for the loves in her life; her husband, Jason, her mom, four rescue dogs, and what she calls a "highly curated network of friends."

Stevi has traveled internationally speaking about Placemaking; a method of building resiliency into a place by giving people of all walks of life a way to interact with the place and each other in a way that builds fellowship and community. It's maybe not too surprising that this specialist on placemaking has found her place here on Indian Lake. She and Jason can often be found on their pontoon boat, getting the most out of it.

Across the Fence continued...

Lastly, I wish to personally thank all those who came to my dog, Indy's, rescue. I was hanging out Wednesday, October 14th evening outside my mom's house and was talking on the phone scheduling business appointments for the following day. Before I knew it, Indy had vanished. I didn't think too much of it as I usually find her very quickly. So my mom, Linda, started to help me look for her, then Kathy got involved, then Julie, then Dustin, Holly, Annabelle, and Luke. Mark even wrote a quick email letting the neighborhood know that we were looking for Indy. About 1 hour into the search,

Julie found her in Ross Walker's koi pond unable to climb out (she is 18 years old). Dustin pulled her out and she was scared, cold, and soaked to the bone. She got a good hot bath and is now being watched more closely by her dog dad, me.

Until next time, be happy, safe, and get outside and enjoy this Fall Season!

Warm regards,

Andy



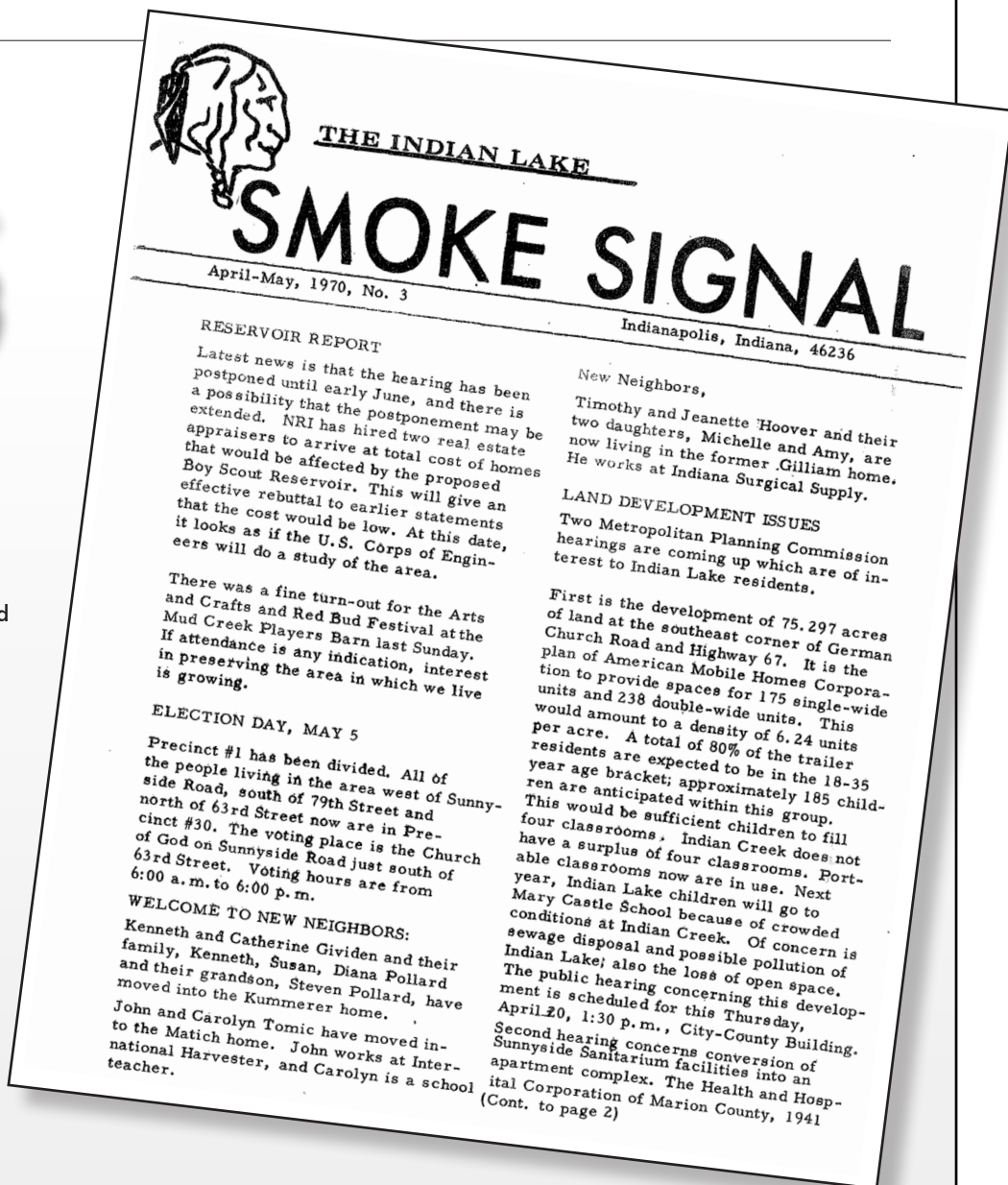
Fifty years ago in Smoke Signal history...

...NRI has hired two real estate appraisers to arrive at total cost of homes that would be affected by the proposed Boy Scout Reservoir...

... the development of 75.297 acres of land at the southeast corner of German Church Road and Highway 67. It is the plan of American Mobile Homes Corporation to provide spaces for 175 single-wide units and 238 double-wide units...

...Second hearing concerns conversion of Sunnyside Sanitarium facilities into an apartment complex...

...Indian Lake Women's Committee Rummage Sale will be held on Saturday, June 6 between 8:00 a.m. and 3:00p.m. at Asbury United Methodist Church...



You can read the complete April-May 1970 Smoke Signal at the online archive at IndianLakeHOA.com.

If you're wondering, the Boy Scout Dam would have made a giant reservoir on Fall Creek and Mud Creek. Plans for it were ultimately abandoned because of the number of families who would have been displaced.

Across the Fence

By Andy Van Treese

New neighbor **Tom Olinger** moved into the old Fred Lee home on Cherokee Drive last winter after leaving Carmel for the Indian Lake lifestyle. He's cheerfully divorced and has 4 children, the youngest of which is Ellie who is 17-1/2 and sometimes lives here. The older daughter Audrey (27) is a Neurology resident in Portland, son Jake is trying to finish a computer science degree at IU and there's an older boy living in Boulder. Since Tom lives by the tennis court he has picked up a racquet again and welcomes challengers. He has horseshoes if we can get the pit open again. Phil Marble and Tom just joined Indian Lake Country Club so anyone wanting to play golf is encouraged to contact him. Tom is self-employed and his businesses include a Life and Health Insurance brokerage where he helps folks with Medicare and life Insurance Policies. In addition, there is a self-storage building on a Monarch Butterfly and tree farm in Lawrence County that is tons of fun and open for visitors. Tom's dog Abby is a Blue Heeler once described as a mangy looking coyote. She may be seen carrying shoes around. If any shoes come up missing, she may be a suspect.

Welcome to our newest neighbors:

Santiago Orozco and family at 10211 Indian Lake Blvd North. **Alex and Laurie Abell** at 10421 Indian Lake Blvd North. We hope you enjoy our neighborhood as much as we do!



Ross Walker turned 86 on September 10th and some of the South Side Neighbors threw him a party outside his home. There were some nice hors d'oeuvres and of course birthday cake. The weather was really nice too! The Testins, Morgans, Hurds, Heidi Haddix, Inga Haddix, Scott Perry and many of the Southside Van Treese's were in attendance. Ross has been busy again this year with his gardening and many other outdoor activities. A good time was had by all and we will see everybody back at Ross's next year.

Did you see that **Shawn Alexander** made an appearance on HGTV's Good Bones Indianapolis-based reality TV show? Shawn assisted Mina in picking a piece of stone for a sink backsplash. If you missed the episode, you might catch it on reruns.

Congratulations to **Mark Rumreich** on the publication of his new book, *The Electronics Repair Cookbook*, available at Amazon.com.

Thanks to the neighbors that came to the park for our volunteer project on Saturday September 5th to spread mulch under the swing sets and playground. **RJ Russell** suggested the project and ordered the mulch. The following individuals spread mulch: **Phil Marble, Tom Olinger, Paul Legge, Phil Rogers, Bob Gundaker and Andy Van Treese**. These volunteer efforts help to keep our costs down at the lake and are a great way for neighbors to meet. Thanks again to everyone!!!

Phil Marble has done it again! He has orchestrated more projects around the Lake. The easement gravel at the Benjamin/Alexander/Betz residences has been scraped and re-worked, then re-graveled! Phil worked with Bill Kershaw to get this project done. Phil also worked on getting the trees cut on South Beach with Saul, our newest tree service vendor and coordinated with Bill Kershaw to scrape the sides of the South Beach drive and install asphalt shavings on both sides. Bill will be back to compact them soon. I had the privilege of assisting Phil in all of these endeavors! Thanks Phil for all you do for Indian Lake!

I have something to share. I got a tattoo three weeks ago as shown here! I have been wanting to get one for most of the summer and I knew it was going to be Indian Lake themed. Mark Rumreich helped me with the design by providing an original letterhead from an invitation to a Board Member to attend a monthly Board meeting in downtown Indianapolis in 1941! I really liked it. After doing much research on the internet and making phone calls, I made a consultation appointment at New Generation Ink on North Keystone. Well the rest is history. If anyone tells you that tattooing doesn't hurt, they are lying! 😊



Continued on inside...