



# HOA Overview

The Indian Creek/Carrollton Homeowners Association, Inc. is a community located in northwest Carrollton, Texas, consisting of 1,359 homes in 7 neighborhoods: Cedar Elm Estates, Coyote Ridge, Elm Wood Trail, Estates at Indian Pointe, Grandview Ridge, Oakwood Springs, and River Glen. The Association maintains a community clubhouse, pool/splash pad, tennis courts, playground and pond as well as common areas throughout the community. The Homeowners Association is run by a 5-member volunteer Board of Directors. The Board is supported by several committees, and the community is managed by Excel Association Management, Inc. Excel provides part-time on-site management, with 24-hour/7-day a week support off-site.

## HOA INFORMATION

### **Indian Creek HOA**

1689 Bandera Drive  
Carrollton, Texas 75010  
972.394.6001  
[www.indiancreekhoa.org](http://www.indiancreekhoa.org)

## MANAGEMENT COMPANY

### **Excel Management**

Mailing Address: P.O. Box 941169  
Plano, Texas 75010  
972.881.7488  
[www.excelam.com](http://www.excelam.com)

## COMMUNITY MANAGER

### **Dylan Townsend**

Office Hours:  
Tuesday 9am-5pm  
Thursday 12pm-5pm  
Friday 9am-12pm  
Contact: 972.881.7488  
[help@excelam.com](mailto:help@excelam.com)

## BOARD OF DIRECTORS

President: Marvin Reader  
Vice President: Nan Risley  
Secretary: Ed Bowen  
Treasurer: Bert Butkus  
Member-at-Large: Rene Munger  
Contact: [bod@indiancreekhoa.org](mailto:bod@indiancreekhoa.org)

## COMMITTEES

Architectural Control Committee  
Contact: [help@indiancreekhoa.org](mailto:help@indiancreekhoa.org)  
Crime Watch Committee  
[crimewatch@indiancreekhoa.org](mailto:crimewatch@indiancreekhoa.org)  
Landscape Committee  
Contact: [landscape@indiancreekhoa.org](mailto:landscape@indiancreekhoa.org)  
Landfill Committee  
Contact: [landfill@indiancreekhoa.org](mailto:landfill@indiancreekhoa.org)  
Social Committee  
Contact: [social@indiancreekhoa.org](mailto:social@indiancreekhoa.org)

## ARCHITECTURAL

### **General Items That Need Approval**

Driveway Gates  
Exterior & Door Paint/Stain Color  
Fence Color/Replacement  
Pergola/Arbor Install  
Playsets  
Pool  
Roof Replacement  
Sheds  
*\* See comprehensive list on community website. Please submit requests to the Architectural Committee. Forms can be found on community website [www.indiancreekhoa.org](http://www.indiancreekhoa.org)*

## CLUBHOUSE ADDRESS

Indian Creek HOA  
1689 Bandera Drive  
Carrollton, Texas 75010

## COMMUNITY AMENITIES

### **Tennis Courts**

1689 Bandera Drive  
Carrollton, Texas 75010  
Hours: 9am-10pm  
First Come, First Served  
One Hour Time Limit

### **Community Pool/Splash Pad**

1689 Bandera Drive  
Carrollton, Texas 75010  
Hours: 9am-9pm  
\*Opening & Closing Dates are Board and weather determined

### **Clubhouse Rental**

\$150 Rental Fee per time slot  
\$500 Refundable Deposit  
Rental Timeslots:  
8am-3pm and 5pm-1am  
Contact: 972.881.7488 or via email: [help@excelam.com](mailto:help@excelam.com)