



## Community Association

Issue # 26, November 2015

### *The President's Corner*

#### **Where Did Summer Go?**

Summers are certainly flying by much faster than they used to! Holidays are fast approaching and we've already had our fall open meeting on 10/12/15 and elected seven officers to the Board. Five of these volunteers continued to serve our association from their previous positions on the Board, while one returned to serve on the Board after brief departure and one new officer has joined the Board for the first time. An updated Watersong Community Leadership Guide included in this newsletter shows our new Board members and their positions. All of our officers appreciate the confidence placed in our hands by the members of our community. We'd like to wish all of our neighbors and their families a warm and happy holiday season.

I'd like to take this opportunity to share some background information and my thoughts on some important topics that were raised at our last open meeting:

#### ***Balance of Representation on the Board***

Over the last year the subject of the balance of representation on the Board was raised. While it is an expectation that every member of the Board remain unbiased when dealing with issues that pertain exclusively to single family or villa members, some felt that the forces of human nature, such as it is, would result in some amount of bias that is a function of whether the Board member resided in a single family or villa home. Therefore it was felt that the makeup of the Board should be roughly proportional to the number of single family and villa residences in Watersong, or in other words, a 5:2 ratio (SF:V). A counter argument was made that since the Board is responsible for ensuring that all the money contributed for both common and villa services is spent wisely, that the makeup of the Board should be roughly proportional to the total amount contributed to both budgets by single family and villa members, or in other words, a 3:4 ratio (SF:V). It was also noted that there are no issues pertaining to common services that do not also equally affect villa owners, while few, if any of the villa services issues affect single family owners (unless of course they are opting to receive villa services). However, the Board concluded that without "fixing" the Board elections process, there is no way to ensure that the Board makeup is balanced or biased in one direction or the other.

The fact of the matter is, the makeup of the Board is at the mercy of those who volunteer to serve and get elected by the members. If anyone feels that they are being under-represented on the Board, I would encourage them to get involved and volunteer to serve on the Board. While elections for this next year's Board are in the rear view mirror, if a vacancy occurs over the next year we have no immediate backups to pursue and will be asking for additional volunteers. It is never too early to voice your willingness to serve on the Board.

#### ***Motion to Split Covenants, Budgets and Board***

A motion was made to split the covenants and budgets and create a separate Board for the single family residences separate from the villa residences. Following some debate on the motion, it quickly became apparent that further debate on this motion should be extended to the entire membership, and that the motion as stated verbally lacked sufficient detail to bring to a vote, so a motion to table the original motion until a later date was made, seconded and passed.

The Watersong Board of Directors has met to discuss this motion to split the association and is unanimously opposed to the motion. However, through due process the petitioner of this motion is entitled to state their case before bringing the motion to a vote of the membership, therefore, we are requiring that a more detailed written proposal be developed and submitted to the Board no later than 3/15/16. This will allow enough time to distribute the detailed proposal to the entire membership for review ahead of the spring open meeting in April. At that time, a petition signed by at least 50% of the membership (55 votes) showing support for this motion must be submitted to the Board in order to take up the motion and re-open the floor for further debate, and if so moved, take a vote of the membership on the detailed proposal. I should note that a vote of 75% of the membership (83 votes) would be required to pass the motion and begin the process of essentially dividing our association into two separate entities. Conversely, 28 votes would be required to block the motion.

This motion represents a serious level of effort to change the basic structure of our association. A couple of questions I believe must be addressed at a minimum by a detailed proposal are:

1. **What issues are expected to be addressed by such a change?** It was suggested by the petitioner that the majority of the issues addressed by the Board and discussed at meetings are villa residence or villa services issues, implying that issues concerning single family residences or common services are being neglected or ignored. Considering that the majority of the overall budget expenditures are for villa services, it should come as no surprise that most of the time and energy spent by the Board and at meetings is discussing those services and dealing with issues pertaining to them. However, common services affect both villas and single family residents equally; therefore there is no incentive to anyone to neglect these issues.

(cont. on next page)

2. **How will the increased costs of securing common service contracts for two smaller portions of our community be offset?** With separated budgets, both single family and villa residences will have to contract for garbage collection, snow plowing the streets and mowing the common areas individually. With the resulting reduced economies of scale, the total cost per residence will certainly increase. Additionally, the legal and printing fees incurred three years ago to combine the covenants were not insignificant and I wouldn't expect the costs for this change to be any less.
3. **How will costs associated with areas common to both villa and single family residences (like Pond B maintenance, snow plowing, common area mowing or street lights) be managed and split?** Unlike most other communities that contain villa residences, Watersong was initially envisioned by the developer as being entirely villa residences. Over time this vision changed to include single family residences. The resulting layout of our community today is a mix of both with no obvious visible or physical separation between the two. In many locations, villa residences are located across the street or next door to single family residences. In most other developments that include villas, the villas are physically separated from the single family dwellings with their own entrance, streets, lights and ponds. Thus it is much less complicated for (and not surprising that) these types of communities to have separate budgets, Boards and covenants.

I am sure there are many other questions and concerns regarding this motion to separate the villas from the single family residences. It is not clear to me what positive benefits to the community as a whole would be derived from such a significant and costly change. I encourage the petitioner of this motion and anyone who supports it to work towards submitting a detailed proposal that addresses these and other issues by the 3/15/16 deadline.

Thank you,  
John Bobilya

### **Care Committee**

Peggy Nesseth is the new chairperson of our Care Committee. She is in charge of sending cards to Watersong residents in the event of illness, death or birth. Please contact Peg at 704-1920 or at [rpnesseth@ymail.com](mailto:rpnesseth@ymail.com) if you know of a resident who should be acknowledged.

Congratulations to Oscar & Christina Mitson on welcoming a new baby boy on 10/2/15!

### **Resident News**

We would like to acknowledge the following new residents to the Watersong Community since our last newsletter and extend a warm welcome to each of you. We hope that you feel comfortable in your new home and neighborhood.

Stephane Coburn - Falling Water

### **Reminder**

If you change your e-mail address or phone number, please let our secretary Joy Bodine know at 338-1965 or [joybodine@gmail.com](mailto:joybodine@gmail.com). We communicate primarily with our residents via e-mail, and we make every effort to keep our data base up to date. As fellow neighbors, we value and strive to protect the privacy of your e-mail addresses. They are used strictly for Watersong communication and are never given to other organizations or businesses.

Also, if you have any questions or requests for any of our service providers (Lawnscape, Pond Champs, etc), please contact one of the block leaders or a Board member so that we can make sure your request goes to the proper person for a response. Thank you.

### **Upcoming Activities**

The ladies coffees continue to be held monthly and are announced by email. These are held on the first Thursday of the month. All ladies in Watersong are invited and encouraged to attend. You are all welcome to contact Lynn Kurek at [mlynnkurek@gmail.com](mailto:mlynnkurek@gmail.com), or 437-7795 if you have any questions or suggestions for future activities.



**Watersong Ladies Lunch at Sandra D's in Auburn in October**  
(photo courtesy of Doris Regnier)

### ***Friendly Compliance Reminders***

We appreciate our pet owners' continued use of leashes and cleaning up after their pets during walks around our scenic neighborhood. Thank you very much.

Also, please be respectful of your neighbors by keeping trash and recycling containers in the garage to keep varmints out (Article VII, section 15). Finally, parking vehicles and trailers in the garage overnight helps reduce crime and maintain property values (Article VII, section 37).

### ***Trash & Recycling***

If you do not currently recycle and you are interested in that service, please contact Pat Bobay at 637-4385 or [bobay-pat@gmail.com](mailto:pat@gmail.com).

### ***Watersong ARCH Info***

Please note that Richard Nesseth is the contact for project approval requests. His contact information appears in the project approval request form attached to this newsletter. We appreciate your cooperation with this process and will work diligently to get a quick turnaround on all project approval requests.

At the open meeting we discussed our desire to amend the Watersong ARCH Guidelines, which are part of our covenants, to clarify the types of fencing material that would be approved by the ARCH committee. The lack of clear guidelines for fencing type and material has resulted in confusion and frustration for those requesting installation of a fence for safety reasons. The Board took action to form a committee to propose these guidelines and is requesting volunteers to sit on that committee, which would be chaired by Richard Nesseth. If you are interested in participating on that committee, please contact Richard directly. The resulting proposed amendment from this committee would then be put to a vote by the membership.

### ***Financial Update for 2015***

Other than slightly higher than anticipated snow plowing and snow removal expenses and a fairly significant overrun in the Miscellaneous Grounds Maintenance expense account (# 5261) we have had a mostly normal year to this point. The additional expenses found in the Miscellaneous Grounds Maintenance account are mostly pertaining to the completion of the new mail box project. There are still a number of services provided by Lawnscape Land Management (mowing, pruning, fall clean up and fertilizing) that have not yet been billed. Therefore, I anticipate that these expense accounts will end up pretty much at budgeted levels. If we don't have any significant unexpected expenses yet this calendar year we will end the year in a satisfactory cash on hand position.

The 2016 budgets have been approved by the board and we are pleased to report that dues have not increased from 2015. The 2016 budgets, along with the final 2015 actuals, will be distributed with the first 2016 invoices.

As always, if you have any questions regarding any financial issues please feel free to contact me (email: [jaugs224@gmail.com](mailto:jaugs224@gmail.com) or cell phone: 415-5291).

John Augsburger, Treasurer

(budgets and 2015 Financial data are shown on pages 4 and 5)

### ***Help Me Thanksgiving Day Prayer***

*O God, when I have food,  
Help me to remember the  
Hungry;*

*When I have work,  
Help me to remember the  
Jobless;*

*When I have a home,  
Help me to remember  
Those who have no home  
At all;*

*When I am without pain,  
Help me to remember  
Those who suffer;*

*And remembering,  
Help me to destroy my  
Complacency;  
Bestir my compassion,  
And be concerned enough  
To help;*

*By word and deed,  
Those who cry out for  
What we take for granted.*

*Amen*

*- Samuel F. Pugh*





	Common	PROPOSED FY2015 BUDGET	FY 2015 1 Jan - 20 Nov ACTUAL	\$\$\$ Over/(Under) BUDGET	%% of BUDGET
Income	<b>4000 - REVENUE</b>				
	4100 - Association Dues				
	4115 - Villa Common Services	\$13,794.00	\$13,794.00	\$0.00	100.00%
	4116 - Pond 'A' Fountain Electricity	\$900.00	\$900.00	\$0.00	100.00%
	4117 - Pond 'B' Maintenance Fee	\$0.00	\$0.00	\$0.00	0.00%
	4120 - Single Family Common	\$27,144.00	\$27,409.50	\$265.50	100.98%
	4104 - Developer's Contribution	\$1,059.00	\$1,463.71	\$404.71	138.22%
	4140 - Recycling Reimbursements	\$1,620.00	\$1,833.00	\$213.00	113.15%
	4150 - Miscellaneous Project Donations	\$0.00	\$0.00	\$0.00	
	<b>Total 4000 - REVENUE</b>	<b>\$44,517.00</b>	<b>\$45,400.21</b>	<b>\$883.21</b>	<b>101.98%</b>
Expense	<b>5100 - OPERATING EXPENSES</b>				
	5120 - Supplies	\$75.00	\$45.99	(\$29.01)	61.32%
	5163 - Postage	\$30.00	\$36.48	\$6.48	121.60%
	5165 - Bank Fees	\$0.00	\$78.00	\$78.00	0.00%
	5170 - State Filing Fees	\$10.00	\$7.14	(\$2.86)	71.40%
	5175 - Legal Fund	\$1,000.00	\$89.00	(\$911.00)	8.90%
	5180 - Insurance	\$1,167.00	\$1,167.00	\$0.00	100.00%
	5195 - Miscellaneous/Other	\$50.00	\$37.00	(\$13.00)	74.00%
	<b>Total 5100 - OPERATING EXPENSES</b>	<b>\$2,332.00</b>	<b>\$1,460.61</b>	<b>(\$871.39)</b>	<b>62.63%</b>
	<b>5270 - COMMON AREA</b>				
	5232 - Tree Replacement/Trimming	\$2,000.00	\$700.00	(\$1,300.00)	35.00%
	5260 - Spring/Fall Clean-up	\$402.00	\$95.00	(\$307.00)	23.63%
	5261 - Misc. Grounds Maintenance	\$2,000.00	\$2,700.08	\$700.08	135.00%
	5271 - Pond Expense	\$5,088.00	\$5,026.07	(\$61.93)	98.78%
	5271.5 - Ponds - Chapel Creek	\$1,642.00	\$1,641.14	(\$0.86)	99.95%
	5272 - Mowing	\$5,047.00	\$4,200.00	(\$847.00)	83.22%
	5273 - Trim Shrubs - Common Area	\$248.00	\$145.00	(\$103.00)	58.47%
	5275 - Fertilize Common Area	\$1,073.00	\$834.60	(\$238.40)	77.78%
	5276 - Animal Control	\$300.00	\$375.00	\$75.00	125.00%
	5279 - Mulch Common Area	\$2,266.00	\$2,250.00	(\$16.00)	99.29%
	5352 - Snow Removal/Ice Melt	\$4,498.00	\$6,146.40	\$1,648.40	136.65%
	5615 - Garbage/Recycling Pickup	\$11,035.00	\$11,133.50	\$98.50	100.89%
	5621 - Street Lighting	\$1,600.00	\$1,001.56	(\$598.44)	62.60%
	5625 - Property Taxes	\$0.00	\$0.00	\$0.00	0.00%
	<b>Total 5270 - COMMON AREA</b>	<b>\$ 37,199.00</b>	<b>\$36,248.35</b>	<b>(\$950.65)</b>	<b>97.44%</b>
<b>Total Expense</b>		<b>\$39,531.00</b>	<b>\$37,708.96</b>	<b>(\$1,822.04)</b>	<b>95.39%</b>
<b>Projected Net Income</b>		<b>\$4,986.00</b>			
<b>Actual Net Income to Date</b>			<b>\$7,691.25</b>		
<b>Prior Year Retained Earnings/Reserves</b>			<b>\$7,672.38</b>		
<b>Cash on Hand</b>			<b>\$15,363.63</b>		
<b>Delinquent Accounts Receivable: \$5,166.28</b>					
Developer - \$5,166.28					
SF Owners - \$0.00					
Villa Owners - \$0.00					
<b>Accounts Payable: none</b>					

Villa	APPROVED FY2015 <u>BUDGET</u>	FY 2015 1 Jan - 5 Nov <u>ACTUAL</u>	\$\$\$ Over/(Under) <u>BUDGET</u>	%% of <u>BUDGET</u>
<b>Income</b>				
4000 - REVENUE				
4100 - Association Dues				
4110 - Villa Services	\$54,096.00	\$55,402.82	\$1,306.82	102.42%
<b>Total 4110 - VILLA SERVICES REVENUE</b>	<b><u>\$54,096.00</u></b>	<b><u>\$55,402.82</u></b>	<b><u>\$1,306.82</u></b>	<b><u>102.42%</u></b>
<b>Expense</b>				
5000 - Expenses				
5200 - VILLA EXPENSE				
5205 - Mowing Villas	\$21,082.00	\$17,286.00	(\$3,796.00)	81.99%
5206 - Villa Fertilizing	\$6,033.00	\$5,143.49	(\$889.51)	85.26%
5207 - Spring/Fall Clean-up Villas	\$2,391.00	\$1,050.00	(\$1,341.00)	43.91%
5208 - Mulching/Bed Care Villas	\$11,875.00	\$11,550.00	(\$325.00)	97.26%
5241 - Shrub/Tree Pruning/Trimming	\$4,269.00	\$2,275.00	(\$1,994.00)	53.29%
5335 - Window Washing	\$1,900.00	\$1,925.00	\$25.00	101.32%
5341 - Snow Removal - Villas	\$5,661.00	\$6,004.00	\$343.00	106.06%
<b>Total 5200/5300 - VILLA EXPENSE</b>	<b><u>\$53,211.00</u></b>	<b><u>\$45,233.49</u></b>	<b>\$ (7,977.51)</b>	<b>85.01%</b>
Projected Net Income	\$885.00			
Actual Net Income to Date		\$10,169.33		
Prior Year Retained Earnings/Reserves		\$6,508.82		
Cash on Hand		\$16,678.15		
Delinquent Accounts Receivable: none				
Villa Owners -> none				
Landlords -> none				
Accounts Payable: none				

## WATERSONG COMMUNITY LEADER GUIDE

### BOARD MEMBERS:

John Bobilya	President	637-8419 (h)	Lot 19	<a href="mailto:jbslim@aol.com">jbslim@aol.com</a>
Richard Nesseth	VP-Compliance & Legal	704-1920 (h)	Lot 47	<a href="mailto:rpnesseth@ymail.com">rpnesseth@ymail.com</a>
Ron Neuenschwander	VP-Administration	312-4800 (c)	Lot 12	<a href="mailto:rneuenschwander@gmail.com">rneuenschwander@gmail.com</a>
Joyce Sines	VP- Communication	403-6368 (h)	Lot 4	<a href="mailto:joyce.sines@gmail.com">joyce.sines@gmail.com</a>
Pat Bobay	VP-Maintenance	269-637-4385	Lot 69	<a href="mailto:bobaypat@gmail.com">bobaypat@gmail.com</a>
Joy Bodine	Secretary	338-1965 (c)	Lot 20	<a href="mailto:joybodine@gmail.com">joybodine@gmail.com</a>
John Augsburger	Treasurer	637-4074 (h)	Lot 56	<a href="mailto:jaugs224@gmail.com">jaugs224@gmail.com</a>

### BLOCK LEADERS:

<u>NAME</u>	<u>PHONE</u>	<u>LOT #</u>	<u>LOTS SERVED</u>
Joyce Sines	403-6368	4	Lots 1-5, 9-12
Margaret Metzinger (interim)	338-1597	15	Lots 13-19, 28-30
Terry Bodine	341-4385	20	Lots 20-22, 25-27, 46, 68-69
Carol Fretz	637-4634	23	Lots 23-24, 31-45 Lots 6-8, 94-98, 109-110
Joan Westrick	637-4749	65	Lots 47-52, 65-67
Jim Cox	338-2546	53	Lots 53-57, 60-64
Dick & Sara Niles	338-2329	92	Lots 58-59, 70-74, 91-93
Connie Roemke & Linda Teusch	637-6321 637-9712	82 84/85	Lots 75-90
Doug Godfrey	637-2347	108	Lots 99-108

### STANDING COMMITTEE CHAIRS:

Joyce Sines – Block Leader Chairperson  
403-6368(h) [joyce.sines@gmail.com](mailto:joyce.sines@gmail.com)

Peggy Nesseth – Care Committee Chairperson  
704-1920 (h) [rpnesseth@ymail.com](mailto:rpnesseth@ymail.com)

Barb & Doug McCoy – Newsletter Chairpersons  
637-1842 [barb.mccoy@frontier.com](mailto:barb.mccoy@frontier.com)

Lynn Kurek – Activities Committee Chairperson  
437-7795 [mlynnkurek@gmail.com](mailto:mlynnkurek@gmail.com)

Pat Bobay – Refuse/Recycling Contact  
269-637-4385 [bobaypat@gmail.com](mailto:bobaypat@gmail.com)

Ron Neuenschwander – Lawn/Snow Removal Contact  
312-4800 (c) [rneuenschwander@gmail.com](mailto:rneuenschwander@gmail.com)

Richard Nesseth –Architectural Committee Chairperson  
704-1920 (h) [rpnesseth@ymail.com](mailto:rpnesseth@ymail.com)

Joy Bodine – Window cleaning Contact  
338-1965 [joybodine@gmail.com](mailto:joybodine@gmail.com)

# Watersong Architectural Control Committee Project Approval Request Form

Please fill out the information below and submit to:

Richard Nesseth  
12907 Schooner Dr.  
Fort Wayne, IN 46845  
260- 704-1920  
[rpnesseth@ymail.com](mailto:rpnesseth@ymail.com)

**Requestor:** Name: \_\_\_\_\_ Date: \_\_\_\_\_  
Street Address: \_\_\_\_\_ Lot#: \_\_\_\_\_  
Phone #: \_\_\_\_\_ Email: \_\_\_\_\_  
Expected Start Date: \_\_\_\_\_ Expected Complete Date: \_\_\_\_\_

**Type of Project** (check one): Landscaping: \_\_\_\_\_ External Structural Improvements: \_\_\_\_\_  
**Building Permits Obtained / Required:** \_\_\_\_\_  
**Contractors & Phone #s:** \_\_\_\_\_

**Guidelines:** Materials used should be consistent and harmonious with existing dwelling materials. Landscape design shall be harmonious and compatible with other dwellings. Building setbacks and utility easements must not be infringed upon. All plans must be approved by the ARCH committee prior to start of improvements. Please refer to the Watersong Covenants for further details.

**Description of project** (include material lists, sketches, photos, and contractor drawings as required, including rough dimensions, use additional pages as necessary):