



Watersong Community Association Newsletter

Issue #33, Spring / Summer 2019

The President's Corner

Summer is finally here. Thank you to all our residents who are making our community beautiful by landscaping around your houses. I look forward to serving you this year.

Sincerely,
Richard Nesseth
President, Watersong Community Association

Watersong Web Page

As a reminder, the Watersong web page can be found at www.watersongfw.org. Our covenants, newsletters, meeting minutes and other important information are hosted there. Feel free to check it out. We do our best to keep this up to date, if you see something that is out of date or have a suggestion to make it more useful, please let a board member know.

Care Committee

Peg Nesseth 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 if you know of a resident who should be acknowledged.

Resident News

We would like to acknowledge the following new residents to the Watersong Community and extend a warm welcome to each of you. We hope that you feel comfortable in your new home and neighborhood. If you have any questions regarding our neighborhood, don't hesitate to contact one of our Board members.

Dennis and Debbie Hamilton
Ken and Tina Burson

Watersong Spring Open Board Meeting

The Watersong Board of Directors held an open board meeting on Monday, April 22, at Maple Creek Middle School. Board members gave important updates on a variety of issues.

Minutes of the meeting were distributed following the meeting. If you were unable to attend, we really encourage you to try to attend the fall open meeting which will be held in October (exact date to be announced). It is a great way to get to know some of your neighbors and get connected with what's happening in your neighborhood. We thank all of you who took the time to come out to the meeting.



Long Term Project Planning Committee

We have been in contact with multiple contractors and have secured detailed bids for 3 proposals for a new entrance sign. We've been able to realize significant cost savings for 2 of the 3 proposals by choosing a design that reuses a portion of the old sign's base with a new upper portion that will be more pronounced and aesthetically pleasing. The LTPP has selected 3 proposals which we are being presented to all the members for a vote to select the favorite design in a voting form attached to this newsletter. **Please return your voting form no later than 7/1/19.**

As was discussed at the spring open meeting, this vote is for the selection of the favored design only and does not convey approval for the board to make expenditure to have the selected design installed. The LTPP's charter is to provide the WCA board with the sign design favored by the majority of the members. Securing funding for the sign is the WCA board's responsibility, either from common area savings or through a special assessment for capital improvements as governed by Article 5, Sections 3, 4 and 5 of the WCA Covenants.

Fall Elections

This is a reminder that fall elections are just around the corner! If you are interested in joining the board, please contact one of the board members to get your name on the ballot. There will be positions to fill, so volunteers will be needed. This is a great way to get involved in our community.

As was mentioned in the spring open meeting minutes, the WCA board had previously secured quotes for hiring a management company to perform the duties of the WCA board to the tune of nearly \$1000 per month. If we are unable to secure enough volunteers to serve on the board, annual dues will increase at least \$100 per year per household. If this level of cost increase is to be avoided, it is vitally important for volunteers to step up and contribute to the community through board membership. Only a 1-year commitment is required. Your neighbors thank you.

Friendly Reminders

E-Mail List: If you change your e-mail address, please let our secretary Joy Bodine know at 338-1965 or 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. We also request that everyone respects the privacy of your neighbors by not using our email list for any business reason.

Villa Services: If you are interested in receiving villa services next year, please contact Mick Sokolowski at 402-7466 or msokolowski53@hotmail.com. These services include mowing, snow plowing, mulching, fertilizing, window washing and shrub trimming and are available to all single family residents. There is only a one-year commitment to receiving these services.

Service Providers: If you have any questions or request for any of our service providers (Lawnscape, Pond Champs, etc.), please contact a board member so that we can make sure your request goes to the proper person for a response.

Pets: We appreciate our pet owners' continued use of leashes and cleaning up after their pets during walks around our scenic neighborhood.

Trees: The trees along the sidewalks should be trimmed up at least 6' above the sidewalks so "ducking" under low hanging branches is not required. The trees planted in the park strips over the years have grown significantly and require periodic trimming.

Trash Containers: Please keep all trash containers inside the garage when not set out for collection as required by Article VII, Section 15 of our covenants. If this is not possible, keeping the containers out of sight from the street and secured would be appreciated. This helps eliminate smelly trash bins as an "attractive nuisance" for stray dogs, rodents or other wild animals in our neighborhood.

Cars / Trailers: Cars and trailers should be parked in the garage whenever possible as required by Article VII, Section 37 of our covenants. This helps reduce crime in our area by minimizing "targets" for thieves. A lower crime rate results in higher property values. If a vehicle cannot be parked in the garage, temporarily parking it in the driveway rather than the street and keeping it locked reduces the risk of break-ins or vandalism.

Upcoming Activities

This position is currently open, Jan Kinane volunteered to co-chair. Please let a board member know if you are interested in leading us on new and exciting adventures!

Women's coffee is the first Friday of the month. Look for details in your email.

Trash & Recycling

If you do not currently recycle and you are interested in that service, please contact Ron Neuenschwander at 312-4800 or neuenschwander@gmail.com.

Watersong ARCH Info

Please note that Bill Cross is the new contact for project approval requests. His contact information appears in the project approval request form attached to this newsletter.

Mid-Year Financial Update for 2019

Dues statements will be in the mail / email shortly.

Everything is in good shape regarding the financials for our association. Most of our expenses to this date have been pretty much what we anticipated. We have had good cooperation from the residents in paying the association dues and fees and have very little to collect.

We currently offer automatic drafts to increase payment options for the Association dues. If you are interested in taking advantage of that, please contact me.

Please let me know if you have any questions or concerns about the financial statements. My phone number is 402-7466 and my email address is msokolowski53@hotmail.com.

Mick Sokolowski



Mid-Year Common Area Financial Status

	Actual FY2019 5/31/2019	APPROVED FY2019 BUDGET	Variance
Income			
4000 - REVENUE			
4100 - Association Dues			
4115 - Villa Common Services	\$7,975.95	\$17,888.00	(\$9,912.05)
4116 - Pond 'A' Fountain Electricity	\$440.47	\$900.00	(\$459.53)
4117 - Pond 'B' Maintenance Fee	\$0.00	\$0.00	\$0.00
4120 - Single Family Common	\$27,127.48	\$28,150.00	(\$1,022.52)
4104 - Developer's Contribution	\$0.00	\$0.00	\$0.00
4140 - Recycling Reimbursements	\$563.06	\$2,544.00	(\$1,980.94)
4150 - Miscellaneous Revenue	\$0.00	\$500.00	(\$500.00)
Total 4000 - REVENUE	\$36,106.96	\$49,982.00	(\$13,875.04)
Expense			
5100 - OPERATING EXPENSES			
5120 - Supplies	\$21.21	\$75.00	(\$53.79)
5163 - Postage	\$0.00	\$75.00	(\$75.00)
5165 - Bank Fees	\$50.00	\$100.00	(\$50.00)
5170 - State Filing Fees	\$0.00	\$24.00	(\$24.00)
5175 - Legal Fund	\$520.00	\$520.00	\$0.00
5180 - Insurance	\$1,299.00	\$1,299.00	\$0.00
5195 - Miscellaneous/Other	\$0.00	\$175.00	(\$175.00)
Total 5100 - OPERATING EXPENSES	\$1,890.21	\$2,268.00	(\$377.79)
5270 - COMMON AREA			
5232 - Tree Replacement/Trimming	\$0.00	\$1,500.00	(\$1,500.00)
5260 - Spring/Fall Clean-up	\$95.00	\$390.00	(\$295.00)
5261 - Misc. Grounds Maintenance	\$1,723.00	\$2,900.00	(\$1,177.00)
5271 - Pond Expense	\$4,587.59	\$5,438.00	(\$850.41)
5271.5 - Ponds - Chapel Creek	\$1,735.18	\$1,741.00	(\$5.82)
5272 - Mowing	\$185.00	\$5,180.00	(\$4,995.00)
5273 - Trim Shrubs - Common Area	\$0.00	\$260.00	(\$260.00)
5275 - Fertilize Common Area	\$235.00	\$1,177.00	(\$942.00)
5276 - Animal Control	\$0.00	\$400.00	(\$400.00)
5279 - Mulch Common Area	\$2,200.00	\$2,200.00	\$0.00
5352 - Snow Removal/Ice Melt	\$3,682.86	\$6,200.00	(\$2,517.14)
5615 - Garbage/Recycling Pickup	\$5,722.66	\$13,977.00	(\$8,254.34)
5621 - Street Lighting	\$3,706.62	\$5,500.00	(\$1,793.38)
5625 - Property Taxes	\$0.00	\$0.00	\$0.00
Total 5270 - COMMON AREA	\$ 23,872.91	\$ 46,863.00	(\$22,990.09)
Total Expense	\$25,763.12	\$49,131.00	(\$23,367.88)
Projected Net Income		\$851.00	
Actual Net Income to Date	\$10,343.84		
Cash on Hand beginning of year	\$31,842.17		
Prior Year Expenses Paid in Current Year	(\$708.91)		
Current Year Expenses Paid in Prior Year	\$1,299.00		
Cash on Hand as of Financial Report Date	\$42,776.10		
Delinquent Accounts Receivable: \$0.00			
Developer - \$0.00			
SF Owners - \$0.00			
Villa Owners - \$0.00			
Accounts Payable: none			

Mid-Year Villa Financial Status

	Actual FY 2019 5/31/2019	APPROVED FY2019 BUDGET	Variance
Income			
4000 - REVENUE			
4100 - Association Dues			
4110 - Villa Services	\$35,562.74	\$70,274.00	(\$34,711.26)
Total 4110 - VILLA SERVICES REVENUE	<u>\$35,562.74</u>	<u>\$70,274.00</u>	<u>(\$34,711.26)</u>
Expense			
5000 - Expenses			
5200 - VILLA EXPENSE			
5205 - Mowing Villas	\$1,004.50	\$28,126.00	(\$27,121.50)
5206 - Villa Fertilizing	\$1,348.20	\$8,774.00	(\$7,425.80)
5207 - Spring/Fall Clean-up Villas	\$1,890.00	\$4,305.00	(\$2,415.00)
5208 - Mulching/Bed Care Villas	\$13,650.00	\$15,875.00	(\$2,225.00)
5241 - Shrub/Tree Pruning/Trimming	\$0.00	\$9,020.00	(\$9,020.00)
5335 - Window Washing	\$1,309.00	\$2,618.00	(\$1,309.00)
5341 - Snow Removal - Villas	\$4,880.00	\$8,200.00	(\$3,320.00)
Total 5200/5300 - VILLA EXPENSE	<u>\$24,081.70</u>	<u>\$76,918.00</u>	<u>(\$52,836.30)</u>
Projected Net Income		(\$6,644.00)	
Actual Net Income	<u>\$11,481.04</u>		
Cash on Hand beginning of year	\$34,218.15		
Current Year Income Deposited in Prior Year	(\$349.50)		
Prior Year Expenses Paid in current Year	(\$5,980.00)		
Cash on Hand as of Financial Report Date	\$39,369.69		

WATERSONG COMMUNITY LEADER GUIDE

BOARD MEMBERS:

Richard Nesseth	President	704-1920 (h)	rpnesseth@ymail.com
Bill Cross	VP-Compliance & Legal	415-1707 (h)	wcross526@msn.com
Bill Sandul	VP-Administration	515-9430	billsandul@icloud.com
Roxanne Sandul	VP- Communication	338-1928	roxibilatfw@aol.com
Ron Neuenschwander	VP-Maintenance	312-4800(c)	rneuenschwander@gmail.com
Joy Bodine	Secretary	338-1965 (c)	joybodine@gmail.com
Mick Sokolowski	Treasurer	402-7466	msokolowski53@hotmail.com

STANDING COMMITTEE CHAIRS:

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

Ron Neuenschwander – Refuse/Recycling Contact
312-4800(c) rneuenschwander@gmail.com

John Bobilya – Newsletter Chairperson
637-8419 (h) jbslim@aol.com

Bill Sandul – Lawn/Snow Removal Contact
515-9430 billsandul@icloud.com

Bill Cross –Architectural Committee Chairperson
415-1707 (h) wcross526@msn.com

Joy Bodine – Window cleaning Contact
338-1965 joybodine@gmail.com

Updated: 4/28/2019

Watersong Architectural Control Committee Project Approval Request Form

Please fill out the information below and submit to:

Bill Cross
12715 Schooner Dr.
Fort Wayne, IN 46845
260- 415-1707
wcross526@msn.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):

Watersong Entrance Sign Proposals

To all Watersong Community Association members,

Below are 3 proposals for a new entrance sign that have been reviewed and approved by the Long Term Planning Committee and are submitted herein for your vote on which should be selected to replace the current entrance sign. **This vote does not convey approval for the WCA board to provide funding to pay for this sign, only which design is preferred.** The proposal with the most votes received by **July 1, 2019** wins. Please indicate your vote below and return to the Board Secretary, Joy Bodine via email (joybodine@gmail.com) or hardcopy (12726 Schooner Drive).

Thank you,
The Long Term Planning Committee

VOTE: A: _____ B: _____ C: _____ (check one)

Member's Name / Address or Lot#: _____

Proposal A: Cost = ~\$12,000 - Contractor: Custom Signs



Construction: CNC'd PVC upper structure placed over existing concrete base with stone fascia below. Letters are 2-pc painted PVC. Note: Color rendering shown is a coarse approximation.

Proposal B: Cost = \$11,169 – Contractor: Indiana Signworks



Construction: Brick masonry on existing concrete base, 1/4" aluminum letters painted black with blue vinyl overlay, 2" limestone top cap, existing bottom ledge painted grey. 5 yr. warranty parts & materials.

Proposal C: Cost = \$13,440 – Contractor: Baldus



Construction: Encapsulated polymer construction, faux stone finishes as rendered, dimensional 3-color logo integrated into main sign section. 5-yr comprehensive parts and labor warranty. 152” wide x 49” tall x 12” deep overall, 104” wide x 26” tall logo size.