



## **Watersong Community Association Newsletter**

Issue #34, Fall/Winter 2019

### **The President's Corner**

Thank you for the way each resident keeps their property looking great. Watersong is still a desired location for people to move into. This year we have had to trim our trees. It was much needed and it will make it safer for drivers. In the spring our new entrance sign will get new landscaping and lighting. I want to thank our board for the service that they give our residents. We look forward to serving you in 2020.

Merry Christmas and Happy New 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](http://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 We do our best to keep this up to date, if you see something that is out of date or have a suggestion to make it more useful, please let a board member know.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](mailto: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.

Zach and Kortnie Olson  
Address: 1403 Brandon Way



### **Watersong Fall Open Board Meeting & Elections**

The Watersong Board of Directors held an open board meeting on Monday, October 7, at Maple Creek Middle School. Board members gave important updates on a variety of issues. See Minutes at <https://watersongfw.org/documents> We elected new members: Brenton Schwartz and Robert Ortwein.

If you were unable to attend, we really encourage you to try to attend the spring open meeting which will be held in April (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.

The board subsequently met to choose offices for each of the board members. The new officers for the next year are shown in the Leader Guide at the end of this newsletter.

### **Long Term Project Planning Committee**

Our new entrance sign is finally in place. There is some final touch-up work that the contractor will complete in the spring. With the completion of this last major project, the LTPP Committee's plate is empty. If you have ideas for other long-term projects that you feel the association needs to address, please contact a board member so we can place it on the agenda to be discussed at the spring meeting.



### **Sidewalk Leveling**

If A-1 Contract leveling missed you and are interested in getting your sidewalk leveled, please contact A-1 directly at 497-0808, to schedule that repair work (ask for the Watersong group discount). Even if only one homeowner wants work done they would be happy to be of service.

### **Friendly Reminders**

**E-Mail List:** If you change your e-mail address, please let our secretary Ron Neuenschwander know at 312-4800 or email

[watersongfwboard@gmail.com](mailto:watersongfwboard@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, please contact Mick Sokolowski at 402-7466 or [Msowkolowski53@hotmail.com](mailto:Msowkolowski53@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 which starts January 1, so sign up soon!

**Service Providers:** If you have any questions or requests for any of our service providers ie. (Lawnscape, Pond Champs, etc.), please contact the appropriate board member or email us at [watersongfwboard@gmail.com](mailto:watersongfwboard@gmail.com)

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

**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. 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 you have more vehicles than your garage can hold, temporarily parking it in the driveway rather than on the street and keeping it locked reduces the risk of break-ins or vandalism.



**Thank you, Joy Bodine**

The board would like to thank Joy Bodine for her more than 10 years of tireless service to the Watersong Board as its secretary. Joy served faithfully. The Bodine’s have sold their home in Watersong and moved to Indianapolis to be closer to their children. Thanks, Joy, again for a job very well done!

**Upcoming Activities**

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.

Jan Kinane, Activity Committee Chair  
260-637-4080

**Trash & Recycling**

If you do not currently recycle and you are interested in that service, please contact Mick Sokolowski at 402-7466 or [MSokolowski53@hotmail.com](mailto:MSokolowski53@hotmail.com)

**Watersong ARCH Info**

Please note that Bill Cross is the contact for project approval requests. His email is: [wcross526@msn.com](mailto:wcross526@msn.com) Phone: 260-415-1707 See the project approval request form below.

**Financial Update for 2019**

Dues statements will be in the mail / email shortly. A letter from Roxanne Sandul, our VP of Communications is included with these, so be sure to look for that.

Everything is in good shape regarding the financials for our association. Our expenses to date have been budgeted and/or been paid out of retained funds. Some expenses were less than anticipated but the pruning of the trees in the addition was an expense we had not fully anticipated but we were able to accommodate because this and previous boards have been judicious with our assets. We have had good cooperation from the residents in paying the association dues. Thank you for that. There are still a few expenses for which we have not yet been invoiced, but we will still finish 2019 in very good financial condition.

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](mailto:Msokolowski53@hotmail.com)

*From every member of your board, we wish you a Very Merry Christmas and a Happy New Year!*

## WATERSONG COMMUNITY LEADER GUIDE

### BOARD MEMBERS:

Richard Nesseth	President	704-1920 (h)	<a href="mailto:rpnesseth@ymail.com">rpnesseth@ymail.com</a>
Bill Cross	VP-Compliance & Legal	415-1707 (h)	<a href="mailto:wcross526@msn.com">wcross526@msn.com</a>
Robert Ortwein	VP-Administration	517-896-6098	<a href="mailto:r.t.ortwein@gmail.com">r.t.ortwein@gmail.com</a>
Roxanne Sandul	VP-Communication	338-1928	<a href="mailto:roxibilatfw@aol.com">roxibilatfw@aol.com</a>
Brent Swartz	VP-Maintenance	241-1030 (c)	<a href="mailto:Brswartz1@outlook.com">Brswartz1@outlook.com</a>
Ron Neuenschwander	Secretary	312-4800 (c)	<a href="mailto:Watersongfwboard@gmail.com">Watersongfwboard@gmail.com</a>
Mick Sokolowski	Treasurer	402-7466	<a href="mailto:msokolowski53@hotmail.com">msokolowski53@hotmail.com</a>

### STANDING COMMITTEE CHAIRS:

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

Mick Sokolowski – Refuse/Recycling Contact  
402-7466 [MSokolowski53@hotmail.com](mailto:MSokolowski53@hotmail.com)

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

Brent Swartz – Lawn/Snow Removal Contact  
241-1030 [Brswartz1@outlook.com](mailto:Brswartz1@outlook.com)

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

Brent Swartz – Window cleaning Contact  
241-1030 [Brswartz1@outlook.com](mailto:Brswartz1@outlook.com)

Jan Kinane – Activities Committee Chairperson  
637-4080 (h) [artkinane@gmail.com](mailto:artkinane@gmail.com)

Updated: 12/19/2019 11:19PM

# Watersong Architectural Control Committee Project Approval Request Form

**For Guidelines on Projects see the Covenants at:**

<https://watersongfw.org/storage/app/media/documents/Watersong%20Covenants.pdf>

## **Page 7 Article VI**

Please fill out the information below and submit to:

Bill Cross  
12715 Schooner Dr.  
Fort Wayne, IN 46845  
260- 415-1707  
[wcross526@msn.com](mailto: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.

<https://watersongfw.org/storage/app/media/documents/Watersong%20Covenants.pdf>

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