



Community Association

Issue # 22, May 2014

The President's Corner

Greetings!

Happy Spring to everyone! I don't think I can remember a spring that has been more welcomed than this one. But then, I don't think I remember a winter like what we had this past year in *quite* a long time. Thankfully, that is behind us and we have much to look forward to in the coming months. The green grass, the budding trees, the beautiful spring flowers, seeing people out and about—walking, cleaning up their yards, riding bikes—it all points to (in my opinion) the fact that the most wonderful time of the year has arrived! There is something thrilling about seeing the earth come alive again with all its colors and wonders. I hope each of you enjoy this spring and the upcoming summer months as much as I plan to!

I know it's been awhile since you received a newsletter, so kick back and catch up on all that's happening in Watersong.

Blessings,
Roxanne Sandul

Care Committee

Lisa Beerbower is the 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 Lisa at 637-4720 or at lisabeerbower8@yahoo.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.

Brenton Swartz and Dyan Brittain—12710 Falling Water Blvd

Aman Dason—1026 Brandon Way

Watersong Open Board Meeting

The Watersong Board of Directors held an open board meeting on Monday, April 21, at Maplecreek Middle School. Christopher Himsel, Superintendent of Northwest Allen County Schools was a special guest that evening. Mr. Himsel talked about the state of our school district and answered questions. Board members gave important updates on a variety of issues. If you were unable to attend, we really encourage you to try to attend the October meeting. 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.

Christmas Lights

You may have noticed that not all of the trees at our front entrance were decorated with Christmas lights this year. The reason for this is that a few of the strands were not working and the trees have grown and now require more lights. The LED lights that we use on the front entrance trees were all purchased with money that was donated by residents several years ago. A number of residents at the meeting on Monday night expressed a strong desire to continue with our tradition of lighting our entrance trees and would like to see *all* of them decorated with Christmas lights. If you would be interested and willing to help with the purchase of the additional lights needed to decorate all of the trees, we would be most appreciative. Before purchasing the lights, we have a few things to look into but we will keep you updated on all of this once we are certain just how many strands need to be purchased and the estimated cost.



Reminder

If you change your e-mail address, please let our secretary Joy Bodine know. 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.

Mailboxes

We have a new volunteer team who is going to continue building our mailboxes. Ron Korte and John Wicklein have graciously agreed to take over the job of building new mailbox posts for us. We have received many comments from residents about how nice the new boxes/posts look. To date, we have about 20% of the neighborhood completed. At this point, the "Dream Team" does not need any help, however, when the time comes to set the posts into the ground (using a gas-powered auger), they will definitely need some help with that. We'll keep you posted on their progress and let you know when some able-bodied men need to show up and help!



"Dream Team" Mailbox Builders: John Wicklein (L) and Ron Korte (R).

Spring Clean-Up Day



Saturday, May 10, will be Spring Clean-Up Day. We need volunteers who would be willing to come out for about an hour and help clean up our entrance and go along Union Chapel Road and pick up trash that has accumulated on Watersong common areas. It really helps to have a nice group turn out for this because it makes the work go faster. Plan on meeting at the front entrance at 9 am. You might want to bring some garden gloves and a trash bag. A big THANK YOU, in advance, to all who come out to help.

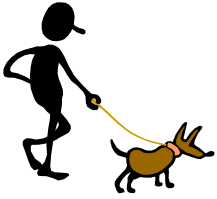
Garage Sale



Watersong will be holding an association-wide garage sale on May 15, 16 and 17 from 9 am – 4 pm each day. If you plan on participating, we suggest using balloons to distinguish your home as one who is participating. An ad will be placed in the Fort Wayne Newspapers and if you have any questions, you may contact Dodie Wilmer at 637-4898. If you have items left after the sale, Goodwill will come out and pick them up for free. You can call them at 747-0537 (M-F 8-4:30) to schedule a free after sale pick-up.

Upcoming Activities

Lynn Kurek and her Activities Committee have a number of events planned for Watersong residents in the upcoming months. These events include a tour of the Allen County Courthouse in June, a neighborhood Garden Walk on July 12, and a tour of Country Heritage Winery & Vineyard off of Highway 3 with lunch to follow in August plus others. We will keep you updated as the time approaches for each activity. If you have never participated in any of these social events, please consider trying us out. ALL Watersong residents are invited to any and all of these events and you are most warmly welcomed to join in. If you have questions, please call Lynn at 637-9232. In addition, the ladies of Watersong meet the first Thursday of each month at 9:00 a.m. in the coffee shop at Kroger's on Dupont Rd. We always welcome new faces!



Friendly Reminder

We have been receiving complaints about residents whose dogs are not on leashes. Most people *are* keeping their dogs on leashes, but there are some who are not following this rule that is in our covenants. We ask you to please be respectful and keep your animal on a leash. Unleashed animals are free to roam too far into other people's yards to do their business and it is annoying for residents to look out and see other people's animals in their yards where they shouldn't be. We ask that whenever possible you try to encourage your animal to do its business in the parkway strip or as close to the sidewalk as possible as opposed to allowing them to roam way up into the yards. In addition, your neighbors ALWAYS appreciate you picking up after your dog. Again, most people are already doing these things, but there have been some complaints registered so please consider this a request from the Board if you have not been picking up after your dog or if you are walking your dog without a leash. Thank you very much.

Trash & Recycling

Our new trash collection service, Earth First, seems to be working well. We have had some residents express their disappointment that trash & recycling are not picked up on the same day. We would very much like to make that happen but currently it does not seem to work for Earth First to coordinate those services for us on the same day. We will continue to let them know that this is something we would like to have. The dollar savings from switching to Earth First was significant enough for us to make the change and accept the inconvenience of different day pickups. If you do not currently recycle and you are interested in that service, please contact Sean Sickafoose at 338-2038.

Watersong Website

We've had a bit of a struggle getting a website created but we are still determined to make this happen. Ron Neuenschwander is now our newest website creator. He is currently working on creating a user-friendly website for Watersong Community Association. We are excited about this and will keep you informed of his progress. Thanks for your patience.



Watersong ARCH Info

Ready to start that spring project you've been dreaming about all winter? Ready to install your landscaping on your new home or expand your landscaping to get ready for this season's Garden Walk? The Watersong ARCH Committee is committed to working with you to get your ideas and plans approved as quickly as possible. We have developed an application form that provides guidelines for you and helps gather all the pertinent information for us. Please contact John Bobilya by email (jbslim@aol.com) or phone (637-8419) to obtain this form. (copy attached on page 6)

After the last open Board Meeting, a few residents inquired about modifying their driveway aprons to help avoid scraping their vehicle when entering from or departing to the street. This is a reminder that since replacement of an existing apron and curb with one that is sloped more gently to a lowered curb is considered maintenance of an existing driveway no pre-approval from the ARCH Committee is required as long as the concrete work is performed by a licensed contractor and the new sloped apron and lowered curb meets existing codes for driveway aprons and curbs. Any other modification (such as adding material to the gutter area to smooth the transition over an existing curb) is not in compliance with construction codes and cannot be approved.

Financial Update for 2014

On the common services side of the ledger we have already paid slightly more than half of the anticipated expenses for 2014. Part of the reason for the large outlay of money is due to the higher than normal snow removal expenses that resulted from one of the snowiest winters on record. We also pay our pond treatment services up front in order to take advantage of the early payment discount. Other early expenses include a fairly large amount of supplies that our volunteers will be using to construct additional mailbox structures and our annual general liability insurance premium. Overall we are in good financial shape on common services and we don't anticipate a severe budget overrun. The late arrival of normal spring weather has delayed the start up of mowing services which should ultimately keep us under budget on our mowing expenses.

Regarding the villa expenses, we have already spent nearly \$10,000 this year for snow removal services for the villa properties. This significant budget overrun is a concern. The board has determined it is necessary to assess the villas an additional \$50 per quarter for the next four quarters to make up for the abnormally high snow removal expenses and restore our cash surplus to an acceptable level.

| | <u>PROPOSED FY2014 BUDGET</u> | <u>FY 2014 1 Jan - 20 Apr ACTUAL</u> | <u>\$\$\$ Over/(Under) BUDGET</u> | <u>%% of BUDGET</u> |
|---|---------------------------------------|--|---|-----------------------------|
| In- come | | | | |
| 400 - REVENUE | | | | |
| 4100 - Association Dues | | | | |
| 4115 - Villa Common Services | \$13,104.00 | \$6,162.00 | (\$6,942.00) | 47.02% |
| 4116 - Pond 'A' Fountain Electricity | \$900.00 | \$450.00 | (\$450.00) | 50.00% |
| 4117 - Pond 'B' Maintenance Fee | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 4120 - Single Family Common | \$27,534.00 | \$23,944.00 | (\$3,590.00) | 86.96% |
| 4104 - Developer's Contribution | \$1,323.00 | \$0.00 | (\$1,323.00) | 0.00% |
| 4140 - Recycling Reimbursements | \$1,500.00 | \$350.00 | (\$1,150.00) | 23.33% |
| Total 4000 - REVENUE | \$44,361.00 | \$30,906.00 | (\$13,455.00) | 69.67% |
| Ex- pense | | | | |
| 5100 - OPERATING EXPENSES | | | | |
| 5120 - Supplies | \$75.00 | \$0.00 | (\$75.00) | 0.00% |
| 5163 - Postage | \$25.00 | \$0.00 | (\$25.00) | 0.00% |
| 5165 - Bank Fees | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| 5170 - State Filing Fees | \$10.00 | \$7.14 | (\$2.86) | 71.40% |
| 5175 - Legal Fund | \$1,600.00 | \$0.00 | (\$1,600.00) | 0.00% |
| 5180 - Insurance | \$1,055.00 | \$1,055.00 | \$0.00 | 100.00% |
| 5195 - Miscellaneous/Other | \$50.00 | \$0.00 | (\$50.00) | 0.00% |
| Total 5100 - OPERATING EXPENSES | \$2,815.00 | \$1,062.14 | (\$1,752.86) | 37.73% |
| 5270 - COMMON AREA | | | | |
| 5232 - Tree Replacement/Trimming | \$2,000.00 | \$975.00 | (\$1,025.00) | 48.75% |
| 5260 - Spring/Fall Clean-up | \$402.00 | \$0.00 | (\$402.00) | 0.00% |
| 5261 - Misc. Grounds Maintenance | \$2,000.00 | \$1,430.26 | (\$569.74) | 71.51% |
| 5271 - Pond Expense | \$5,088.00 | \$3,924.87 | (\$1,163.13) | 77.14% |
| 5271.5 - Ponds - Chapel Creek | \$1,642.00 | \$1,641.15 | (\$0.85) | 99.95% |
| 5272 - Mowing | \$5,047.00 | \$0.00 | (\$5,047.00) | 0.00% |
| 5273 - Trim Shrubs - Common Area | \$248.00 | \$0.00 | (\$248.00) | 0.00% |
| 5275 - Fertilize Common Area | \$1,073.00 | \$0.00 | (\$1,073.00) | 0.00% |
| 5276 - Animal Control | \$300.00 | \$0.00 | (\$300.00) | 0.00% |
| 5279 - Mulch Common Area | \$2,266.00 | \$0.00 | (\$2,266.00) | 0.00% |
| 5352 - Snow Removal/Ice Melt | \$4,759.00 | \$6,488.86 | \$1,729.86 | 136.35% |
| 5615 - Garbage/Recycling Pickup | \$10,272.00 | \$4,256.15 | (\$6,015.85) | 41.43% |
| 5621 - Street Lighting | \$1,600.00 | \$476.71 | (\$1,123.29) | 29.79% |
| 5625 - Property Taxes | \$0.00 | \$0.00 | \$0.00 | 0.00% |
| Total 5270 - COMMON AREA | \$ 36,697.00 | \$19,193.00 | (\$17,504.00) | 52.30% |
| Total Expense | \$39,512.00 | \$20,255.14 | (\$19,256.86) | 51.26% |
| Projected Net Income | \$4,849.00 | | | |
| Actual Net Income to Date | | \$10,650.86 | | |
| Prior Year Retained Earnings/Reserves | | \$4,115.70 | | |
| Cash on Hand | | \$14,766.56 | | |
| Delinquent Accounts Receivable: \$6,938.83 | | | | |
| Developer - \$5,968.83 | | | | |
| SF Owners - \$970.00 | | | | |
| Villa Owners - \$0.00 | | | | |
| Accounts Payable: none | | | | |

| | <u>APPROVED FY2014 BUDGET</u> | <u>FY 2014 1 Jan - 20 Apr ACTUAL</u> | <u>\$\$\$ Over/(Under) BUDGET</u> | <u>%% of BUDGET</u> |
|--|---------------------------------------|--|---|-----------------------------|
| Income | | | | |
| 4000 - REVENUE | | | | |
| 4100 - Association Dues | | | | |
| 4110 - Villa Services | \$47,322.00 | \$22,995.00 | (\$24,327.00) | 48.59% |
| Total 4110 - VILLA SERVICES REVENUE | <u>\$47,322.00</u> | <u>\$22,995.00</u> | <u>(\$24,327.00)</u> | <u>48.59%</u> |
| | | | | |
| Expense | | | | |
| 5000 - Expenses | | | | |
| 5200 - VILLA EXPENSE | | | | |
| 5205 - Mowing Villas | \$20,462.00 | \$0.00 | (\$20,462.00) | 0.00% |
| 5206 - Villa Fertilizing | \$5,010.00 | \$0.00 | (\$5,010.00) | 0.00% |
| 5207 - Spring/Fall Clean-up Villas | \$2,321.00 | \$0.00 | (\$2,321.00) | 0.00% |
| 5208 - Mulching/Bed Care Villas | \$11,525.00 | \$0.00 | (\$11,525.00) | 0.00% |
| 5241 - Shrub/Tree Pruning/Trimming | \$4,143.00 | \$0.00 | (\$4,143.00) | 0.00% |
| 5335 - Window Washing | \$1,850.00 | \$0.00 | (\$1,850.00) | 0.00% |
| 5341 - Snow Removal - Villas | <u>\$4,351.00</u> | <u>\$9,925.08</u> | <u>\$5,574.08</u> | <u>228.11%</u> |
| Total 5200/5300 - VILLA EXPENSE | <u>\$49,662.00</u> | <u>\$9,925.08</u> | <u>\$ (39,736.92)</u> | <u>19.99%</u> |
| | | | | |
| Projected Net Income | | | (\$2,340.00) | |
| | | | | |
| Actual Net Income to Date | | \$13,069.92 | | |
| | | | | |
| Prior Year Retained Earnings/Reserves | | \$10,109.86 | | |
| | | | | |
| Cash on Hand | | \$23,179.78 | | |
| | | | | |
| Delinquent Accounts Receivable: none | | | | |
| Villa Owners -> none | | | | |
| Landlords -> none | | | | |
| | | | | |
| Accounts Payable: none | | | | |

Watersong Architectural Control Committee Project Approval Request Form

Please fill out the information below and submit to:

John Bobilya
12718 Schooner Dr.
Fort Wayne, IN 46845
260-637-8419
jbslim@aol.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 COMMUNITY LEADER GUIDE

BOARD MEMBERS:

| | | | | | |
|--------------------|--------------------------|-------------|--------------|--------|--|
| Roxanne Sandul | President | 338-1928(h) | 433-0394(c) | Lot 17 | roxiblatfw@aol.com |
| John Bobilya | VP-Compliance & Legal | 637-8419(h) | | Lot 19 | jbslim@aol.com |
| Terry Zollinger | VP-Communication | 417-0892 | | Lot 43 | rit_ter@hotmail.com |
| Ron Neuenschwander | VP-Administration | 489-1690(h) | | Lot 12 | rneuenschwander@gmail.com |
| Sean Sickafoose | VP-Maintenance | 338-2038 | | Lot 50 | j.sickafoose@comcast.net |
| Joy Bodine | Secretary | | 338-1965 (c) | Lot 20 | joybodine@gmail.com |
| John Augsburger | Treasurer | 637-4074 | | Lot 56 | jaugs224@gmail.com |

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 & | 637-6321 | 82 | Lots 75-90 |
| Linda Teusch | 637-9712 | 84/85 | |
| Doug Godfrey | 637-2347 | 108 | Lots 99-108 |

STANDING COMMITTEE CHAIRS:

Terry Zollinger – Block Leader Chairperson
417-0892... rit_ter@hotmail.com

Lisa Beerbower – Care Committee Chairperson
637-4720... lisabeerbower8@yahoo.com

Barb & Doug McCoy – Newsletter Chairpersons
637-1842... barb.mccoy@frontier.com

John Bobilya – Architectural Committee Chairperson
637-8419... jbslim@aol.com

Lynn Kurek – Activities Committee Chairperson
437-7795... mlynnkurek@gmail.com

Sean Sickafoose – Refuse/Recycling Contact
338-2038... j.sickafoose@comcast.net

Ron Neuenschwander – Lawn/Snow Removal Contact
489-1690(h)... ron@ronandbrenda.com