



Community Association

Issue # 23, September 2014

The President's Corner

Greetings!

Well here we are, saying goodbye to those "lazy, hazy days of summer" and preparing for autumn! As always, summer seems to have flown by. I hope it was a good summer for all of you. I know that for many summer is a time of great opportunities for family get-togethers, vacations, lake time, etc. Many of us aren't really ready to let it go but sooner than we think our green trees will be turning into the colors of fall and we'll soon be talking about the upcoming holidays! Is it just me or does time seem to go by more quickly every year?

As always, the Watersong newsletter is our way of keeping residents informed of what's going on in the neighborhood and we hope you enjoy this edition.

I would like to take this opportunity to let you know that I will be resigning from the Watersong Board of Directors effective Oct. 13 following our Annual Association Meeting. I have *thoroughly* enjoyed the five years I have been on this Board and it has truly been an honor to serve as president for the last four years. Like most people, my life is different than it was five years ago. I have family and personal obligations that require more of my time and because of this I have decided that it is time for me to step down and pass the baton. This is such a great neighborhood and it is home to some of the nicest people who live in Fort Wayne. I might be a bit biased but there's not a finer more competent group of Board members and committee workers than those who remain and will continue to serve the residents of Watersong Community. I want them and the rest of Watersong to know that they have been awesome to work with and I will truly miss the camaraderie that I have so enjoyed sharing with them. Thank you for everything!

Blessings,
Roxanne Sandul



Oh noooooooooo !!



Care Committee

Just a reminder that 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.

[Marshall Trigona – 12911 Jade Cove](#)

[Ryan Williams – 1411 Brandon Way](#)

Annual Association Meeting

Mark your calendars! Our Annual Business Meeting will be held on Monday, Oct. 13, at 7 p.m. at Maple Creek Middle School. Please plan on attending. Also, if there is anything at all that you would like to see addressed at this meeting, please feel free to contact any Board member and we will be happy to make sure that it is put on the agenda. As always, we welcome your comments and input...whether in advance or the night of the meeting.

E-Mail 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 all of our e-mail addresses; they are used strictly for Watersong communication and are NEVER given to other organizations or businesses.

New Mailbox Update

We hope all of you who have received new mailboxes and posts are enjoying them. Our “Dream Team Duo” mailbox-builders Ron Korte and John Wicklein have put in countless hours constructing, painting and installing the new posts and mailboxes & pavers that you see throughout our neighborhood. They truly have been working steadily with this major project and had expected to complete it by the end of fall. However, Ron Korte had a very serious bicycle accident (while riding to check out one of the mailbox sites) which required surgery and landed him in intensive care for almost a week, so John Wicklein has been working solo finishing up the partially completed posts in his garage. Scott Kendall (Brandon Way) helped John with the installation of several of the posts and John also recruited his 12 yr-old grandson to help with some painting. Currently, Jade Code and part of Schooner Drive still need new mailboxes/posts. They will most likely receive them in the spring when Ron & John are back working as a team. Best wishes for a speedy and complete recovery Ron and thank you both many times over for all the work you have voluntarily done in order to provide us with new mailboxes and posts. As a P.S. on this topic, the president of Perry Lake asked if he could hire the people who were building our new mailboxes. When I told him it was volunteer residents, he couldn’t believe it! I would encourage all of you to say “thanks” to these men if you see them out and about.



Friendly Reminder

This is just a reminder to Watersong residents that the contracts we have with our service providers such as Lawnscape, Pond Champs, etc. are negotiated by the Watersong Board of Directors, and as such communication with the service provider really needs to come from the Board. When we have individual residents calling and making requests, it ends up being a confusing situation for the service provider...not knowing whether this is something the Board has knowledge of or not. We definitely want there to be a line of communication for residents who have concerns or questions but we would ask that you contact a Board member who can then contact the appropriate service provider to address your concern or question. Thank you so much for your cooperation in this area.

Help Wanted

We have two Board members who will be leaving the Board this year. In addition to Roxanne Sandul, Sean Sickafoose is also planning on resigning from the Board. Sean has done a great job and he will be greatly missed but he is not able to continue serving. We are asking our residents to give serious consideration to volunteering as a Board member. It is a great way to get involved with your neighborhood and it is not a time-consuming or difficult job. Ideally we would like to fill these vacancies with one villa resident and one single family home resident in order to keep a balanced representation on the Board. The offices of the Board are determined after the Annual Meeting so if you volunteer you are not signing up to be the next president! If you have any interest or questions, please contact Roxanne @ 338-1928 or any of the other Board members.



The Watersong ladies ate lunch at Baker Street in May

Treasurer's Report



West Watersong had their annual summer picnic at Phil and Carol Fretz's the first Sunday in June



Block Party at the Shattos

Fortunately there are not any major issues to report regarding Watersong Community Association's finances. Our revenues from dues and fees are where they should be and that calls for a big "thank you" to all residents for faithfully fulfilling their obligations in a timely fashion. One other positive is the contribution from our developer. We had placed liens on the unsold Watersong lots and the result was a payment from our developer when Lot # 29 was sold this summer.

There are a few expense accounts that I will point out are significantly over budget. Two accounts are under Common Services and one under Villa Services. Under Common Services are account # 5261 Miscellaneous Grounds Maintenance and # 5352 Snow Removal. Under Villa Services the culprit is account # 5341 Snow Removal. The primary reason why we have overspent the Miscellaneous Grounds Maintenance account by over \$1,700 is due to the significant number of new mailbox structures that our wonderful crew built and installed. The overrun of expenditures means that they exceeded the board's expectations. In my opinion this is a positive. The other two accounts involve snow removal. Unfortunately we have no control over the weather and we just happened to have a very long, snowy winter. For more reasons than financial I hope that this coming winter is far less severe.

If you have any questions about the financial reports please feel free to call me at 637-4074 or email me at jaugs224@gmail.com.

John Augsburger

	PROPOSED FY2014 BUDGET	FY 2014 1 Jan - 15 Sep ACTUAL	\$\$\$ Over/(Under) BUDGET	%%% of BUDGET
Income 400 - REVENUE				
4100 - Association Dues				
4115 - Villa Common Services	\$13,104.00	\$9,924.02	(\$3,179.98)	75.73%
4116 - Pond 'A' Fountain Electricity	\$900.00	\$675.00	(\$225.00)	75.00%
4117 - Pond 'B' Maintenance Fee	\$0.00	\$0.00	\$0.00	0.00%
4120 - Single Family Common	\$27,534.00	\$26,376.50	(\$1,157.50)	95.80%
4104 - Developer's Contribution	\$1,323.00	\$1,340.59	\$17.59	101.33%
4140 - Recycling Reimbursements	\$1,500.00	\$1,047.50	(\$452.50)	69.83%
Total 4000 - REVENUE	\$44,361.00	\$39,363.61	(\$4,997.39)	88.73%
Expense 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	\$500.00	(\$1,100.00)	31.25%
5180 - Insurance	\$1,055.00	\$1,055.00	\$0.00	100.00%
5195 - Miscellaneous/Other	\$50.00	\$35.00	(\$15.00)	70.00%
Total 5100 - OPERATING EXPENSES	\$2,815.00	\$1,597.14	(\$1,217.86)	56.74%
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	\$3,716.53	\$1,716.53	185.83%
5271 - Pond Expense	\$5,088.00	\$4,394.65	(\$693.35)	86.37%
5271.5 - Ponds - Chapel Creek	\$1,642.00	\$1,641.15	(\$0.85)	99.95%
5272 - Mowing	\$5,047.00	\$1,442.00	(\$3,605.00)	28.57%
5273 - Trim Shrubs - Common Area	\$248.00	\$0.00	(\$248.00)	0.00%
5275 - Fertilize Common Area	\$1,073.00	\$643.71	(\$429.29)	59.99%
5276 - Animal Control	\$300.00	\$0.00	(\$300.00)	0.00%
5279 - Mulch Common Area	\$2,266.00	\$128.75	(\$2,137.25)	5.68%
5352 - Snow Removal/Ice Melt	\$4,759.00	\$6,488.86	\$1,729.86	136.35%
5615 - Garbage/Recycling Pickup	\$10,272.00	\$7,608.93	(\$2,663.07)	74.07%
5621 - Street Lighting	\$1,600.00	\$1,002.83	(\$597.17)	62.68%
5625 - Property Taxes	\$0.00	\$0.00	\$0.00	0.00%
Total 5270 - COMMON AREA	\$ 36,697.00	\$28,042.41	(\$8,654.59)	76.42%
Total Expense	\$39,512.00	\$29,639.55	(\$9,872.45)	75.01%
Projected Net Income	\$4,849.00			
Actual Net Income to Date		\$9,724.06		
Prior Year Retained Earnings/Reserves		\$4,115.70		
Cash on Hand		\$13,839.76		
Delinquent Accounts Receivable: \$5,362.34				
Developer - \$5,362.34				
SF Owners - \$0.00				
Villa Owners - \$0.00				
Accounts Payable: none				

	<u>APPROVED FY2014 BUDGET</u>	<u>FY 2014 1 Jan - 15 Sep ACTUAL</u>	<u>\$\$\$ Over/(Under) BUDGET</u>	<u>%% of BUDGET</u>
Income				
4000 - REVENUE				
4100 - Association Dues				
4110 - Villa Services	\$47,322.00	\$38,009.34	(\$9,312.66)	80.32%
Total 4110 - VILLA SERVICES REVENUE	<u>\$47,322.00</u>	<u>\$38,009.34</u>	<u>(\$9,312.66)</u>	<u>80.32%</u>
Expense				
5000 - Expenses				
5200 - VILLA EXPENSE				
5205 - Mowing Villas	\$20,462.00	\$6,577.77	(\$13,884.23)	32.15%
5206 - Villa Fertilizing	\$5,010.00	\$2,504.70	(\$2,505.30)	49.99%
5207 - Spring/Fall Clean-up Villas	\$2,321.00	\$1,024.85	(\$1,296.15)	44.16%
5208 - Mulching/Bed Care Villas	\$11,525.00	\$11,175.50	(\$349.50)	96.97%
5241 - Shrub/Tree Pruning/Trimming	\$4,143.00	\$2,209.35	(\$1,933.65)	53.33%
5335 - Window Washing	\$1,850.00	\$925.00	\$925.00	50.00%
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>\$34,342.25</u>	<u>\$ (13,469.75)</u>	<u>69.15%</u>
Projected Net Income	(\$2,340.00)			
Actual Net Income to Date		\$3,667.09		
Prior Year Retained Earnings/Reserves		\$10,109.86		
Cash on Hand		\$13,776.95		
Delinquent Accounts Receivable: none				
Villa Owners -> none				
Landlords -> none				
Accounts Payable: none				

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