



Community Association

Issue # 24, December 2014

The President's Corner

Season's Greetings!

The entire Watersong Board of Directors would like to wish all of our residents and families a safe and happy Christmas, Hanukkah, Kwanzaa, and Festivus this holiday season. We are all honored with the trust the residents have given us by electing and re-electing the 7 neighbors who have volunteered to serve on the Board. We look forward to a new and eventful year in 2015.

John Bobilya

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.

Ryan Williams – 1411 Brandon Way

Laura and Andy Mack – 1403 Brandon Way

Ron and Mary Anthony – 1127 Crooked Creek Pkwy.

Watersong Open Board Meeting

The Watersong Board of Directors held an open Board Meeting on Monday, October 13, at Maplecreek Middle School. Board members gave important updates on a variety of issues and we held elections for new Board members. Minutes of the meeting and election results were distributed the next day. If you were unable to attend, we really encourage you to try to attend the Spring 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 last open meeting 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. We have received donations from many of the residents and have purchased many new strands this year. However, we will need more to bring the trees back to their former glory.

You may also have noticed that the lights were put up later than our goal of having them up by Thanksgiving Day. Our contractor got a little behind this year and we will strive to correct this next year. There were also some unexpected electrical repairs necessary to the east side which is why they were lit a week later than those on the west.

If you would be interested and willing to help with the purchase of the additional lights needed to decorate all of the trees for next year, we would be most appreciative. Please contact our treasurer to donate.



Reminder

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.

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

Upcoming Activities

There are no planned activities scheduled at this time. There may be some spontaneous dinners organized during the Winter months depending upon the weather. These dinners are for all of the men and women of Watersong. You are warmly welcomed and encouraged to attend. You will be notified of these by email. The Activities Committee will re-convene in March to plan activities for next year. If you have questions, please call Lynn at 437-7795 or email her at mlynnkurek@gmail.com.

Also, the monthly coffees for the ladies will continue to be held on the first Thursday of each month at 9:00 a.m. The location will be announced through Joy by email. Since the remodeling of the Kroger Coffee Shop, the location is in flux. These are sometimes held in a resident's home if someone volunteers or another location announced.

Shrine Circus Tickets

Our neighbor Jim Gentry has offered to connect residents interested in purchasing tickets for the upcoming Shrine Circus with discount ticket prices and preferred seating. This Circus is a very important fundraising event for the Shriners who provide so much help to children with physical challenges. It is also a very fun event for children and adults alike. Please contact Jim at 338-2717 for more information. Tickets can also be obtained through the Shriner's office at 422-7122.

Friendly Reminder

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.

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 Chris Ocedek at 269-743-9071.

Watersong Website

We've had a bit of a struggle getting a web-site 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 and expects to have a web site up and running by the Spring Open Meeting. We are excited about this and will keep you in -formed of his progress. Thanks for your patience.

Watersong ARCH Info

Please note that we have a new ARCH chairperson, Aaron Hoover, who is now the contact for project approval requests. His contact information appears in the updated project approval request form attached to this newsletter.



Financial Update for 2015

The following information will give you a look at the 2015 budgets as well as an update on where we stand with 2014 expenses.

2015 Common Services Budget Overview

The annual dues for single family (non-villa) residents and for common services paid by villa residents will remain at \$390.00. This will be the fourth consecutive year at this rate.

There aren't very many changes in the 2015 budget from this year's budget. Decreases were made to our legal fund (\$600) and snow removal (\$261). All of the other expense accounts remain the same or have been increased.

Our insurance premium increased \$112 for 2015. However, this is the second half of the increase we anticipated. We paid the first half of the increase in 2014. We had been undercharged in previous years. The trash/recycling account was increased by \$763 due to a 50 cent per month rate increase in our trash and recycling rates. With the increase we are still paying \$3.00 per month less for trash removal than we were two years ago. The recycling rate increase means that the residents who recycle will now pay \$36 per year instead of \$30. This is still a good value and should not be a financial hardship for anyone. The snow removal expense is based on a 5-year rolling average. Who knows what we will experience?

(see page 4)

2015 Villa Services Budget Overview

The 2015 villa revenue and expense accounts are based on 34 villa service participants. This is due to the addition of a non-villa resident utilizing the villa services for 2015. The budgeted revenue amount is generated from the first two quarters of 2015 including the additional \$50/quarter snow expense assessments added to the current villa quarterly rate of \$358.50. We will raise the villa services rates by \$30/quarter (\$10/month) for the 3rd and 4th quarters making the new quarterly rate \$388.50. However, the \$50/quarter snow expense assessment will be dropped which will result in a \$20/quarter net decrease for the 3rd and 4th quarters of 2015. The villa expense accounts are based on the same rates as 2014, but reflect the addition of one more service user.

(see page 5)



	APPROVED	APPROVED	FY 2014	\$\$\$	%%%
Common Services	FY2015	FY2014	1 Jan - 18	Over/	of
	<u>BUDGET</u>	<u>BUDGET</u>	<u>ACTUAL</u>	(Under)	<u>BUDGET</u>
Income					
400 - REVENUE					
4100 - Association Dues					
4115 - Villa Common Services	\$13,794.00	\$13,104.00	\$13,200.02	96.02	100.73%
4116 - Pond 'A' Electricity Fee	\$900.00	\$900.00	\$900.00	0.00	100.00%
4117 - Pond 'B' Maintenance Fee	\$0.00	\$0.00	\$0.00	0.00	0.00%
4120 - Single Family Common	\$27,144.00	\$27,534.00	\$27,644.00	110.00	100.40%
4104 - Developer's Contribution	\$1,059.00	\$1,323.00	\$1,340.59	17.59	101.33%
4140 - Recycling Reimbursements	\$1,620.00	\$1,500.00	\$1,577.50	77.50	105.17%
4150 - Miscellaneous Project Donations	\$0.00	\$0.00	\$770.00	770.00	
Total 4000 - REVENUE	\$44,517.00	\$44,361.00	\$45,432.11	1,071.11	102.41%
Expense					
5100 - OPERATING EXPENSES					
5120 - Supplies	\$75.00	\$75.00	\$13.20	(61.80)	17.60%
5163 - Postage	\$30.00	\$25.00	\$6.81	(18.19)	27.24%
5165 - Bank Fees	\$0.00	\$0.00	\$0.00	0.00	0.00%
5170 - State Filing Fees	\$10.00	\$10.00	\$7.14	(2.86)	71.40%
5175 - Legal Fund	\$1,000.00	\$1,600.00	\$513.00	(1,087.00)	32.06%
5180 - Insurance	\$1,167.00	\$1,055.00	\$1,055.00	0.00	100.00%
5195 - Miscellaneous/Other	\$50.00	\$50.00	\$35.00	(15.00)	70.00%
Total 5100 - OPERATING EXPENSES	\$2,332.00	\$2,815.00	\$ 1,630.15	(1,184.85)	57.91%
5270 - COMMON AREA					
5232 - Tree Replacement/Trimming	\$2,000.00	\$2,000.00	\$975.00	(1,025.00)	48.75%
5260 - Spring/Fall Clean-up	\$402.00	\$402.00	\$97.85	(304.15)	24.34%
5261 - Misc. Grounds Maintenance	\$2,000.00	\$2,000.00	\$4,603.00	2,603.00	230.15%
5271 - Pond Expense	\$5,088.00	\$5,088.00	\$5,023.39	(64.61)	98.73%
5271.5 - Ponds - Chapel Creek	\$1,642.00	\$1,642.00	\$1,641.15	(0.85)	99.95%
5272 - Mowing	\$5,047.00	\$5,047.00	\$4,495.95	(551.05)	89.08%
5273 - Trim Shrubs - Common Area	\$248.00	\$248.00	\$247.20	(0.80)	99.68%
5275 - Fertilize Common Area	\$1,073.00	\$1,073.00	\$1,072.71	(0.29)	99.97%
5276 - Animal Control	\$300.00	\$300.00	\$0.00	(300.00)	0.00%
5279 - Mulch Common Area	\$2,266.00	\$2,266.00	\$2,266.00	0.00	100.00%
5352 - Snow Removal/Ice Melt	\$4,498.00	\$4,759.00	\$6,488.86	1,729.86	136.35%
5615 - Garbage/Recycling Pickup	\$11,035.00	\$10,272.00	\$10,188.43	(83.57)	99.19%
5621 - Street Lighting	\$1,600.00	\$1,600.00	\$1,708.96	108.96	106.81%
5625 - Property Taxes	\$0.00	\$0.00	\$0.00	0.00	
Total 5270 - COMMON AREA	\$37,199.00	\$36,697.00	\$38,808.50	\$2,111.50	105.75%
Total Expense	\$39,531.00	\$39,512.00	\$40,438.65	\$926.65	102.35%
Projected Net Income	\$4,986.00	\$4,849.00			
Actual Net Income to Date			\$4,993.46		
Prior Year Retained Earnings			\$4,115.70		
Cash on Hand			\$9,109.16		

Villa Services	APPROVED FY2015 BUDGET	APPROVED FY2014 BUDGET	FY 2014 1 Jan - 18 Dec ACTUAL	\$\$\$ Over/(Under) BUDGET	%% of BUDGET
Income					
4000 - REVENUE					
4100 - Association Dues					
4110 - Villa Services	\$54,096.00	\$47,322.00	\$51,489.84	4,167.84	108.81%
Total 4110 - VILLA SERVICES REVENUE	\$54,096.00	\$47,322.00	\$51,489.84	4,167.84	108.81%
Expense					
5000 - Expenses					
5200 - VILLA EXPENSE					
5205 - Mowing Villas	\$21,082.00	\$20,462.00	\$19,731.21	(730.79)	96.43%
5206 - Villa Fertilizing	\$6,033.00	\$5,010.00	\$5,844.30	834.30	116.65%
5207 - Spring/Fall Clean-up Villas	\$2,391.00	\$2,321.00	\$1,024.85	(1,296.15)	44.16%
5208 - Mulching/Bed Care Villas	\$11,875.00	\$11,525.00	\$11,175.50	(349.50)	96.97%
5241 - Shrub/Tree Pruning/Trimming	\$4,269.00	\$4,143.00	\$3,738.90	(404.10)	90.25%
5335 - Window Washing	\$1,900.00	\$1,850.00	\$925.00	(925.00)	50.00%
5341 - Snow Removal - Villas	\$5,661.00	\$4,351.00	\$9,925.08	5,574.08	228.11%
Total 5200/5300 - VILLA EXPENSE	\$53,211.00	\$49,662.00	\$ 52,364.84	2,702.84	105.44%
Projected Net Income	\$885.00	(\$2,340.00)			
Actual Net Income to Date			(\$875.00)		
Prior Year Retained Earnings			\$10,109.86		
Cash on Hand			\$9,234.86		

WATERSONG COMMUNITY LEADER GUIDE

BOARD MEMBERS:

John Bobilya	President	637-8419 (h) 312-3478 (c)	Lot 19	jbslim@aol.com
Aaron Hoover	VP-Compliance & Legal	460-7707 (h)	Lot 48	aaronhooverrealtor@gmail.com
Terry Zollinger	VP-Communication	417-0892	Lot 43	rit_ter@hotmail.com
Ron Neuenschwander	VP-Administration	489-1690 (h) 312-4800 (c)	Lot 12	rneuenschwander@gmail.com
Chris Ocedek	VP-Maintenance	269-743-9071	Lot 38	cocedek@gmail.com
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

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

Chris Ocedek – Refuse/Recycling Contact
269-743-9071... cocedek@gmail.com

Ron Neuenschwander – Lawn/Snow Removal Contact
489-1690(h) 312-4800 (c)...rneuenschwander@gmail.com

Aaron Hoover –Architectural Committee Chairperson
460-7707...aaronhooverrealtor@gmail.com

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

Updated 11/04/14

Watersong Architectural Control Committee Project Approval Request Form

Please fill out the information below and submit to:

Aaron Hoover
12915 Schooner Dr.
Fort Wayne, IN 46845
260- 460-7707
aaronhooverrealtor@gmail.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):