



Community Association

Issue # 25, June 2015

The President's Corner

Summer Fun!

Wow is this year flying by! It seems it was only a few weeks ago we were dreading that last snowfall of the season and now summer is nearly upon us. Don't let this great weather slip by-- get out there, meet new neighbors and enjoy the many activities available within our neighborhood as well as throughout Fort Wayne and Allen County. We look forward to seeing all of you out and about and at our fall open meeting in October.

Sincerely,
John Bobilya

Care Committee

Peg Nesseseth is the new 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 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.

Joe Lock – Brandon Way
Mark and Diane Stein - Brandon Way
Edward and Peggy Davis - Brandon Way
Kathleen Douglas - Jade Cove
Ryan Lothamer and Lela Miller - Jade Cove
Nathan and Alicia Ewing - Regatta Place

New Board Member

Pat Bobay was recently elected to the board as VP Maintenance to replace Chris Ocedek.

Watersong Open Board Meeting

The Watersong Board of Directors held an open board meeting on Monday, April 20, at Maplecreek Middle School. Board members gave important updates on a variety of issues. Minutes of the meeting were distributed. If you were unable to attend, we really encourage you to try to attend the Fall 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.

Also, we encourage anyone who would be interested in becoming a board member to attend this meeting to get your name in the hat for the annual fall elections. Please let our secretary Joy Bodine know if you are interested in getting your name on the fall ballot.

Spring Cleanup

We'd like to thank those who turned out for the spring cleanup on May 16th. While we give some credit to Lawnscape for clearing most of the winter "grime" off our common areas, there was still a lot of "gunk" in the nooks and crannies for us to clean up. Thanks to these folks, we made quick work of this job: Bill Cross, Pat and Larry Bobay, James & Carleen Bollinger, Harris Newlin, Joyce Sines and Sina Bobilya.

Mailbox Replacement Status

We are happy to report that our mailbox team (Ron Korte and John Wicklein) have completed the replacement of all mailboxes in our neighborhood! Here's a BIG THANKS to those guys for working diligently finishing up this important 3-year project.

Please note that while some of these new mailbox stations have already been "prettied up" with mulch, plants or grass by nearby residents (thanks!), there are several that we've recently seeded and fertilized. We're asking for help from nearby neighbors to keep these areas watered throughout the summer. We'll go over them once again this fall to be sure they have a good chance to look great next spring, but your help in the meantime is very much appreciated.

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 a board member so that we can make sure your request goes to the proper person for a response. Thank you.

Upcoming Activities

The activities for the summer/fall months have begun! In April, there was a dinner held at the Cork and Cleaver. There was a great turn-out for this event! Dodie Wilmer organized the annual garage sale in May. There was good participation and people were happy that so many sales were offered in our community. Fortunately, the weather cooperated this year! There have been some block parties in the community. This is a great way to meet neighbors and get better acquainted! There are more dinners being planned possibly to Black Canyon, and a ladies luncheon to Sandra D's in Auburn.



Cakewalk at a recent Block Party

Also, coming up will be an outing to one of the "wine and canvas" places. Several have purchased tickets and will attend "Hit Men" at the Foehlinger Theater in August.

The ladies coffees continue to be held monthly and are announced by email. These are held on the first Thursday of the month. All ladies in Watersong are invited and encouraged to attend. We are hopeful that we will find our "permanent home" when Ted's Market opens! You are all welcome to contact Lynn Kurek at mlynnkurek@gmail.com, or 437-7795 if you have any questions or suggestions for future activities.

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 note that Earth First has been starting their pickups quite early. While we noted at the spring meeting that they were not supposed to be starting pickup before 6AM, it turns out that information provided to us was in error. They've promised to not start pickups for trash or recycling before 5AM due to their trucks being in this area around that time. Any later and they would have to re-route their trucks elsewhere until after 6AM which would require them to charge us a fuel surcharge to do so. We apologize for any confusion this has caused but encourage everyone to let us know if you hear them in our neighborhood before 5AM. We will be sure to let them know they are not keeping up with their commitments.

If you do not currently recycle and you are interested in that service, please contact Pat Bobay at 637-4385.

Watersong ARCH Info

Please note that Aaron Hoover is the contact for project approval requests. His contact information appears on the project approval request form attached to this newsletter. Many of you have been keeping Aaron and the ARCH committee busy this spring with several requests. We appreciate your cooperation with this process and will work diligently to get a quick turnaround on all project approval requests.

Financial Update for 2015

The good news is that there is not much to report on the financial front. With the cool start to spring the mowing season got a later start than normal. In the long run this could save us some money depending on the summer and fall weather. I expect the invoices for the spreading of the mulch and the May mowing activity to arrive soon. Meanwhile, our expenses have been a little less than anticipated at this time. As mentioned before, the mailbox replacement project has been completed and all of the expenses for the supplies have been paid. With the completion of that project we will hopefully be able to earmark those funds for other projects in the coming years.

As usual, if you have any questions about the budget or the financial information provided please feel free to call me (415-5291 cell; 637-4074 home) or email me at jaugs224@gmail.com.

John Augsburger, Treasurer

	COMMON AREA	PROPOSED	FY 2015	\$\$\$	%%%
		FY2015	1 Jan - 12 Jun	Over/(Under)	of
		BUDGET	ACTUAL	BUDGET	BUDGET
Income					
	400 - REVENUE				
	4100 - Association Dues				
	4115 - Villa Common Services	\$13,794.00	\$6,942.00	(\$6,852.00)	50.33%
	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	\$27,144.00	\$24,924.00	(\$2,220.00)	91.82%
	4104 - Developer's Contribution	\$1,059.00	\$0.00	(\$1,059.00)	0.00%
	4140 - Recycling Reimbursements	\$1,620.00	\$522.00	(\$1,098.00)	32.22%
	4150 - Miscellaneous Project Donations	\$0.00	\$0.00	\$0.00	
	Total 4000 - REVENUE	\$44,517.00	\$32,838.00	(\$11,679.00)	73.77%
Expense					
	5100 - OPERATING EXPENSES				
	5120 - Supplies	\$75.00	\$0.00	(\$75.00)	0.00%
	5163 - Postage	\$30.00	\$36.48	\$6.48	121.60%
	5165 - Bank Fees	\$0.00	\$53.00	\$53.00	0.00%
	5170 - State Filing Fees	\$10.00	\$7.14	(\$2.86)	71.40%
	5175 - Legal Fund	\$1,000.00	\$0.00	(\$1,000.00)	0.00%
	5180 - Insurance	\$1,167.00	\$1,167.00	\$0.00	100.00%
	5195 - Miscellaneous/Other	\$50.00	\$0.00	(\$50.00)	0.00%
	Total 5100 - OPERATING EXPENSES	\$2,332.00	\$1,263.62	(\$1,068.38)	54.19%
	5270 - COMMON AREA				
	5232 - Tree Replacement/Trimming	\$2,000.00	\$0.00	(\$2,000.00)	0.00%
	5260 - Spring/Fall Clean-up	\$402.00	\$0.00	(\$402.00)	0.00%
	5261 - Misc. Grounds Maintenance	\$2,000.00	\$1,385.40	(\$614.60)	69.27%
	5271 - Pond Expense	\$5,088.00	\$4,375.75	(\$712.25)	86.00%
	5271.5 - Ponds - Chapel Creek	\$1,642.00	\$1,641.14	(\$0.86)	99.95%
	5272 - Mowing	\$5,047.00	\$350.00	(\$4,697.00)	6.93%
	5273 - Trim Shrubs - Common Area	\$248.00	\$0.00	(\$248.00)	0.00%
	5275 - Fertilize Common Area	\$1,073.00	\$208.65	(\$864.35)	19.45%
	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	\$4,498.00	\$6,146.40	\$1,648.40	136.65%
	5615 - Garbage/Recycling Pickup	\$11,035.00	\$5,505.50	(\$5,529.50)	49.89%
	5621 - Street Lighting	\$1,600.00	\$477.35	(\$1,122.65)	29.83%
	5625 - Property Taxes	\$0.00	\$0.00	\$0.00	0.00%
	Total 5270 - COMMON AREA	\$ 37,199.00	\$20,090.19	(\$17,108.81)	54.01%
Total Expense		\$39,531.00	\$21,353.81	(\$18,177.19)	54.02%
Projected Net Income		\$4,986.00			
Actual Net Income to Date			\$11,484.19		
Prior Year Retained Earnings/Reserves			\$7,672.38		
Cash on Hand			\$19,156.57		
Delinquent Accounts Receivable: \$5,854.84					
Developer - \$5,854.84					
SF Owners - \$0.00					
Villa Owners - \$0.00					
Accounts Payable: none					

	VILLAS	APPROVED	FY 2015	\$\$\$	%/%
		FY2015	1 Jan - 12 Jun	Over/(Under)	of
		BUDGET	ACTUAL	BUDGET	BUDGET
Income					
	4000 - REVENUE				
	4100 - Association Dues				
	4110 - Villa Services	\$54,096.00	\$28,771.00	(\$25,325.00)	53.19%
	Total 4110 - VILLA SERVICES REVENUE	\$54,096.00	\$28,771.00	(\$25,325.00)	53.19%
Expense					
	5000 - Expenses				
	5200 - VILLA EXPENSE				
	5205 - Mowing Villas	\$21,082.00	\$731.00	(\$20,351.00)	3.47%
	5206 - Villa Fertilizing	\$6,033.00	\$836.74	(\$5,196.26)	13.87%
	5207 - Spring/Fall Clean-up Villas	\$2,391.00	\$0.00	(\$2,391.00)	0.00%
	5208 - Mulching/Bed Care Villas	\$11,875.00	\$0.00	(\$11,875.00)	0.00%
	5241 - Shrub/Tree Pruning/Trimming	\$4,269.00	\$0.00	(\$4,269.00)	0.00%
	5335 - Window Washing	\$1,900.00	\$950.00	(\$950.00)	50.00%
	5341 - Snow Removal - Villas	\$5,661.00	\$6,004.00	\$343.00	106.06%
	Total 5200/5300 - VILLA EXPENSE	\$53,211.00	\$8,521.74	\$ (44,689.26)	16.01%
	Projected Net Income	\$885.00			
	Actual Net Income to Date		\$20,249.26		
	Prior Year Retained Earnings/Reserves		\$6,508.82		
	Cash on Hand		\$26,758.08		
	Delinquent Accounts Receivable: none				
	Villa Owners -> none				

WATERSONG COMMUNITY LEADER GUIDE

BOARD MEMBERS:

John Bobilya	President	637-8419(h)	Lot 19	jbslim@aol.com
Aaron Hoover	VP-Compliance & Legal	460-7707 (h)	Lot 48	aronhooverrealtor@gmail.com
Terry Zollinger	VP-Communication	417-0892	Lot 43	rit_ter@hotmail.com
Joyce Sines	VP-Administration	403-6368	Lot 4	joyce.sines@gmail.com
Pat Bobay	VP-Maintenance	637-4385	402-4156 (c) Lot 69	bobaypat@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:

NAME	PHONE	LOT #	LOTS SERVED
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 & Linda Teusch	637-6321 637-9712	82 84/85	Lots 75-90
Doug Godfrey	637-2347	108	Lots 99-108

STANDING COMMITTEE CHAIRS:

Terry Zollinger – Block Leader Chairperson 417-0892... rit_ter@hotmail.com	Pat Bobay - Refuse/Recycling Contact 637-4385...bobaypat@gmail.com
Peg Nesseth – Care Committee Chairperson 704-1920...rpnesseth@ymail.com	Joyce Sines – Lawn/Snow Removal Contact 403-6368... joyce.sines@gmail.com
Barb & Doug McCoy – Newsletter Chairpersons 637-1842...barb.mccoy@frontier.com	Aaron Hoover –Architectural Committee Chairperson 460-7707...aaronhooverrealtor@gmail.com
Lynn Kurek – Activities Committee Chairperson 437-7795...mlynnkurek@gmail.com	Joy Bodine – Window cleaning Contact 338-1965...joybodine@gmail.com

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):