



Community Association

Issue # 27, July 2016

The President's Corner

After a very busy spring, summer seems to have already flown by. Summer school has already started for many students and registration is only a few weeks away. I hope that everyone gets a chance to savor what I consider to be the "sweet spot" of the year, spending time with family, friends and neighbors and taking small weekend trips to enjoy what northeast Indiana has to offer.

As most of you are aware of by now, the Fort Wayne City Council has voted down the proposed annexation of the north end of Fort Wayne, which included our subdivision. However, it would not be surprising for the proposal to be resurrected in the not-too-distant future. As always, we will keep our "ear to the ground" for any activity in this regard.

Sincerely,
John Bobilya

Watersong Web Page

We'd like to officially announce the new Watersong web page at www.watersongfw.org. Many of our documents, newsletters and meeting minutes are hosted there. Feel free to check it out.

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 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 your block leader or one of our Board members.

Beverly Rectenwald – Schooner Dr.
Colette Parker – Schooner Dr.
Joe and Shannon Pleiman, Jade Cove
Bret and Taylor Gage – Regatta Place
Mychal and Lauren Thom – Brandon Way

Watersong Spring Open Board Meeting

The Watersong Board of Directors held an open board meeting on Monday, April 11, 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 open meeting held in October (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.

Also, we encourage anyone who would be interested in becoming a board member to attend the fall 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

As some of you may know, we canceled our spring clean-up this year since Lawnscape had done such a nice job of cleaning up our common areas before we got a chance to do so.

Upcoming Activities

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. Our regular place to meet is Teds Market and occasionally at a neighbor's home. 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.

Trash & Recycling

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 Richard Nesseth is the contact for project approval requests. His contact information appears in the project approval request form attached to this newsletter.

Friendly Reminders

E-Mail List: If you change your e-mail address, please let our secretary Joy Bodine know at 338-1965 or joy-bodine@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.

Service Providers: 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.

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

Trees: Please keep the trees along the sidewalks trimmed up at least 6' above the sidewalks so "ducking" under low hanging branches is not required. If you need assistance trimming the trees in your yard or park-strip that overhang the sidewalks, don't hesitate to contact our VP of Maintenance who will recruit some help.

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. If this is not possible, keeping the containers out of sight from the street and secured would be appreciated. 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. If a vehicle cannot be parked in the garage, parking it in the driveway and keeping it locked reduces the risk of break-ins or vandalism.

Financial Update for 2016

There is not much to report on the financials for our association. All of our expenses to this date have been pretty much what we anticipated. All of our residents have been cooperative in paying their dues in a timely manner which is very much appreciated by yours truly! If we are fortunate enough to avoid any major unanticipated expenditures the rest of the year we will finish 2016 in very good financial condition. 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



	PROPOSED FY2016 BUDGET	FY 2016 1 Jan - 15 July ACTUAL	\$\$\$ Over/(Under) BUDGET	%% of BUDGET
Income				
Common				
4000 - REVENUE				
4100 - Association Dues				
4115 - Villa Common Services	\$13,884.00	\$7,974.50	(\$5,909.50)	57.44%
4116 - Pond 'A' Fountain Electricity	\$900.00	\$480.00	(\$420.00)	53.33%
4117 - Pond 'B' Maintenance Fee	\$0.00	\$0.00	\$0.00	0.00%
4120 - Single Family Common	\$27,654.00	\$25,115.00	(\$2,539.00)	90.82%
4104 - Developer's Contribution	\$753.00	\$0.00	(\$753.00)	0.00%
4140 - Recycling Reimbursements	\$2,178.00	\$513.00	(\$1,665.00)	23.55%
4150 - Miscellaneous Project Donations	\$0.00	\$0.00	\$0.00	0.00%
Total 4000 - REVENUE	\$45,369.00	\$34,082.50	(\$11,286.50)	75.12%
Expense				
5100 - OPERATING EXPENSES				
5120 - Supplies	\$150.00	\$15.14	(\$134.86)	10.09%
5163 - Postage	\$50.00	\$18.80	(\$31.20)	37.60%
5165 - Bank Fees	\$100.00	\$50.00	(\$50.00)	50.00%
5170 - State Filing Fees	\$10.00	\$7.14	(\$2.86)	71.40%
5175 - Legal Fund	\$500.00	\$0.00	(\$500.00)	0.00%
5180 - Insurance	\$1,335.00	\$1,335.00	\$0.00	100.00%
5195 - Miscellaneous/Other	\$50.00	\$35.00	(\$15.00)	70.00%
Total 5100 - OPERATING EXPENSES	\$2,195.00	\$1,461.08	(\$733.92)	66.56%
5270 - COMMON AREA				
5232 - Tree Replacement/Trimming	\$2,000.00	\$0.00	(\$2,000.00)	0.00%
5260 - Spring/Fall Clean-up	\$390.00	\$95.00	(\$295.00)	24.36%
5261 - Misc. Grounds Maintenance	\$1,200.00	\$175.00	(\$1,025.00)	14.58%
5271 - Pond Expense	\$5,088.00	\$4,384.15	(\$703.85)	86.17%
5271.5 - Ponds - Chapel Creek	\$1,642.00	\$1,641.14	(\$0.86)	99.95%
5272 - Mowing	\$4,900.00	\$1,050.00	(\$3,850.00)	21.43%
5273 - Trim Shrubs - Common Area	\$248.00	\$0.00	(\$248.00)	0.00%
5275 - Fertilize Common Area	\$1,044.00	\$208.65	(\$835.35)	19.99%
5276 - Animal Control	\$450.00	\$400.00	(\$50.00)	88.89%
5279 - Mulch Common Area	\$2,250.00	\$2,075.00	(\$175.00)	92.22%
5352 - Snow Removal/Ice Melt	\$4,528.00	\$2,997.75	(\$1,530.25)	66.20%
5615 - Garbage/Recycling Pickup	\$12,258.00	\$8,074.68	(\$4,183.32)	65.87%
5621 - Street Lighting	\$1,600.00	\$560.27	(\$1,039.73)	35.02%
5625 - Property Taxes	\$0.00	\$0.00	\$0.00	0.00%
Total 5270 - COMMON AREA	\$37,598.00	\$21,661.64	(\$15,936.36)	57.61%
Total Expense	\$39,793.00	\$23,122.72	(\$16,670.28)	58.11%
Projected Net Income	\$5,576.00			
Actual Net Income to Date		\$10,959.78		
Prior Year Retained Earnings/Reserves		\$13,224.05		
Cash on Hand		\$24,183.83		
Delinquent Accounts Receivable: \$5,166.28				
Developer - \$5,166.28				
SF Owners - \$0.00				
Villa Owners - \$0.00				
Accounts Payable: none				

	APPROVED FY2016 <u>BUDGET</u>	FY 2016 1 Jan - 15 July <u>ACTUAL</u>	\$\$\$ Over/(Under) <u>BUDGET</u>	%% of <u>BUDGET</u>
Villas				
Income				
4000 - REVENUE				
4100 - Association Dues				
4110 - Villa Services	\$54,390.00	\$30,712.50	(\$23,677.50)	56.47%
Total 4110 - VILLA SERVICES REVENUE	<u>\$54,390.00</u>	<u>\$30,712.50</u>	<u>(\$23,677.50)</u>	<u>56.47%</u>

Expense				
5000 - Expenses				
5200 - VILLA EXPENSE				
5205 - Mowing Villas	\$21,070.00	\$4,515.00	(\$16,555.00)	21.43%
5206 - Villa Fertilizing	\$6,030.00	\$861.35	(\$5,168.65)	14.28%
5207 - Spring/Fall Clean-up Villas	\$2,380.00	\$1,050.00	(\$1,330.00)	44.12%
5208 - Mulching/Bed Care Villas	\$11,550.00	\$9,450.00	(\$2,100.00)	81.82%
5241 - Shrub/Tree Pruning/Trimming	\$4,550.00	\$0.00	(\$4,550.00)	0.00%
5335 - Window Washing	\$1,950.00	\$1,000.00	(\$950.00)	51.28%
5341 - Snow Removal - Villas	<u>\$4,960.00</u>	<u>\$0.00</u>	<u>(\$4,960.00)</u>	<u>0.00%</u>
Total 5200/5300 - VILLA EXPENSE	\$52,490.00	\$16,876.35	\$ (35,613.65)	32.15%

Projected Net Income	\$1,900.00			
Actual Net Income to Date		\$13,836.15		
Prior Year Retained Earnings/Reserves		\$8,902.15		
Cash on Hand		\$22,738.30		

Delinquent Accounts Receivable: none
Villa Owners -> none
Landlords -> none

Accounts Payable: none

WATERSONG COMMUNITY LEADER GUIDE

BOARD MEMBERS:

John Bobilya	President	637-8419 (h)	Lot 19	jbslim@aol.com
Richard Nesseth	VP-Compliance & Legal	704-1920 (h)	Lot 47	rpnesseth@ymail.com
Ron Neuenschwander	VP-Administration	312-4800 (c)	Lot 12	rneuenschwander@gmail.com
Joyce Sines	VP- Communication	403-6368 (h)	Lot 4	joyce.sines@gmail.com
Pat Bobay	VP-Maintenance	269-637-4385	Lot 69	bobaypat@gmail.com
Joy Bodine	Secretary	338-1965 (c)	Lot 20	joybodine@gmail.com
John Augsburger	Treasurer	637-4074 (h)	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 & Linda Teusch	637-6321 637-9712	82 84/85	Lots 75-90
Doug Godfrey	637-2347	108	Lots 99-108

STANDING COMMITTEE CHAIRS:

Joyce Sines – Block Leader Chairperson
403-6368(h) joyce.sines@gmail.com

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

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

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

Pat Bobay – Refuse/Recycling Contact
269-637-4385 bobaypat@gmail.com

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

Richard Nesseth –Architectural Committee Chairperson
704-1920 (h) rpnesseth@ymail.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:

Richard Nesseth
12907 Schooner Dr.
Fort Wayne, IN 46845
260- 704-1920
rpnesseth@ymail.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):