



**Community Association**

**Issue # 28. December 2016**



### **The President's Corner**

The entire Watersong board of directors would like to wish all of our residents and families a safe and happy 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 2017.

Sincerely,  
John Bobilya





## Community Association

Issue # 28. December 2016

### Watersong Web Page

As a reminder, the Watersong web page can be found at [www.watersongfw.org](http://www.watersongfw.org). Our covenants, 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](mailto: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 one of our Board members.

Ryan and Stacy Standish – Regatta Place  
Michelle Kostka – Schooner Dr.  
Mick and Mary Sokolowski – Schooner Dr.  
Robert and Connie Pickell – Schooner Dr.



### Watersong Fall Open Meeting & Elections

The Watersong Board of Directors held an open board meeting on Monday, October 17, at Maple Creek Middle School. Board members gave important updates on a variety of issues, and two new members were elected for the board officers for the next year (Betty Kohrman and Doug Miller).

A Covenant's Change Petition form was introduced to formalize and facilitate the process for proposing changes to the covenants. This form will be posted to the Watersong web site soon.

A Covenant's Change Petition containing 67 signatures in support was submitted which proposes changes to Article VII, Section 37, of our covenant pertaining to overnight parking of passenger vehicles in driveways. Several volunteers signed up to participate in a committee to formulate final wording for proposed changes to this section which will be put to a vote by the full membership.

Regarding future road improvement plans in the area, please refer to the following web links:

<http://nircc.com/user/image/2035brochure.pdf>

<http://nircc.com/user/image/2035planfinal.pdf>

In summary, there are no current plans to widen Union Chapel Road. However, plans do exist to add a center turn lane to Coldwater Road between Dupont and Union Chapel Road, and Auburn Road between Dupont and Gump. Also, there are plans to improve the intersection at Union Chapel and Corbin Road.

Minutes of the meeting were distributed following the meeting. If you were unable to attend, we really encourage you to try to attend the spring open meeting which will be held in April (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.

The board subsequently met on Monday, November 21, to choose offices for each of the board members. The new officers for the next year are shown in the Leader Guide.

## **Friendly Reminders**

### ***Phone Number and E-Mail Lists:***

If you change your phone number or e-mail address, please let our secretary Joy Bodine know at 338-1965 or [joybodine@gmail.com](mailto: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. 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 the appropriate board member listed in the Leader Guide 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.

### ***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 covenant. 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 is preferred since it reduces the risk of break-ins or vandalism compared to parking in the street.

## **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. Some dinners or activities may be scheduled through the winter, depending upon the weather. Notification will be given by email announcement. You are all welcome to contact Lynn Kurek at: [mlynnkurek@gmail.com](mailto: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 Doug Miller at 908-6589.

## **Watersong ARCH Info**

Please note that Richard Nesselth is the contact for project approval requests. His contact information appears in the project approval request form attached to this newsletter.

## **Financial Update for 2016**

Everything is in good shape regarding the financials for our association. Most of our expenses to this date have been pretty much what we anticipated or even less than anticipated. We have had good cooperation from the residents in paying the association dues and fees and have very little to collect before the end of the year. There are still a few expenses for which we have not yet been invoiced, but we should still 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](mailto:jaugs224@gmail.com).

John Augsburger, Treasurer



Common Area	PROPOSED FY2016 BUDGET	FY 2016 1 Jan - 4 Dec ACTUAL	\$\$\$ Over/(Under) BUDGET	%% of BUDGET
<b>Income</b>				
<b>4000 - REVENUE</b>				
<b>4100 - Association Dues</b>				
4115 - Villa Common Services	\$13,884.00	\$14,136.50	\$252.50	101.82%
4116 - Pond 'A' Fountain Electricity	\$900.00	\$900.00	\$0.00	100.00%
4117 - Pond 'B' Maintenance Fee	\$0.00	\$0.00	\$0.00	0.00%
4120 - Single Family Common	\$27,654.00	\$27,260.00	(\$394.00)	98.58%
4104 - Developer's Contribution	\$753.00	\$0.00	(\$753.00)	0.00%
4140 - Recycling Reimbursements	\$2,178.00	\$2,035.50	(\$142.50)	93.46%
4150 - Miscellaneous Project Donations	\$0.00	\$0.00	\$0.00	0.00%
<b>Total 4000 - REVENUE</b>	<b>\$45,369.00</b>	<b>\$44,332.00</b>	<b>(\$1,037.00)</b>	<b>97.71%</b>
<b>Expense</b>				
<b>5100 - OPERATING EXPENSES</b>				
5120 - Supplies	\$150.00	\$48.14	(\$101.86)	32.09%
5163 - Postage	\$50.00	\$18.80	(\$31.20)	37.60%
5165 - Bank Fees	\$100.00	\$100.00	\$0.00	100.00%
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	\$135.00	\$85.00	270.00%
<b>Total 5100 - OPERATING EXPENSES</b>	<b>\$2,195.00</b>	<b>\$1,644.08</b>	<b>(\$550.92)</b>	<b>74.90%</b>
<b>5270 - COMMON AREA</b>				
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	\$225.61	(\$974.39)	18.80%
5271 - Pond Expense	\$5,088.00	\$4,888.15	(\$199.85)	96.07%
5271.5 - Ponds - Chapel Creek	\$1,642.00	\$1,641.14	(\$0.86)	99.95%
5272 - Mowing	\$4,900.00	\$4,725.00	(\$175.00)	96.43%
5273 - Trim Shrubs - Common Area	\$248.00	\$240.00	(\$8.00)	96.77%
5275 - Fertilize Common Area	\$1,044.00	\$1,043.25	(\$0.75)	99.93%
5276 - Animal Control	\$450.00	\$400.00	(\$50.00)	88.89%
5279 - Mulch Common Area	\$2,250.00	\$2,200.00	(\$50.00)	97.78%
5352 - Snow Removal/Ice Melt	\$4,528.00	\$2,997.75	(\$1,530.25)	66.20%
5615 - Garbage/Recycling Pickup	\$12,258.00	\$12,224.68	(\$33.32)	99.73%
5621 - Street Lighting	\$1,600.00	\$1,035.70	(\$564.30)	64.73%
5625 - Property Taxes	\$0.00	\$0.00	\$0.00	0.00%
<b>Total 5270 - COMMON AREA</b>	<b>\$37,598.00</b>	<b>\$31,716.28</b>	<b>(\$5,881.72)</b>	<b>84.36%</b>
<b>Total Expense</b>	<b>\$39,793.00</b>	<b>\$33,360.36</b>	<b>(\$6,432.64)</b>	<b>83.83%</b>
<b>Projected Net Income</b>	<b>\$5,576.00</b>			
<b>Actual Net Income to Date</b>		\$10,971.64		
<b>Prior Year Retained Earnings/Reserves</b>		\$13,224.05		
<b>Cash on Hand</b>		\$24,195.69		
<b>Delinquent Accounts Receivable: \$5,166.28</b>				
Developer - \$5,166.28				
SF Owners - \$0.00				
Villa Owners - \$0.00				
<b>Accounts Payable: none</b>				

	APPROVED FY2016 <u>BUDGET</u>	FY 2016 1 Jan - 4 Dec <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	\$54,659.50	\$269.50	100.50%
Total 4110 - VILLA SERVICES REVENUE	<u>\$54,390.00</u>	<u>\$54,659.50</u>	<u>\$269.50</u>	<u>100.50%</u>
Expense				
5000 - Expenses				
5200 - VILLA EXPENSE				
5205 - Mowing Villas	\$21,070.00	\$20,833.50	(\$236.50)	98.88%
5206 - Villa Fertilizing	\$6,030.00	\$4,306.75	(\$1,723.25)	71.42%
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	\$11,550.00	\$0.00	100.00%
5241 - Shrub/Tree Pruning/Trimming	\$4,550.00	\$3,850.00	(\$700.00)	84.62%
5335 - Window Washing	\$1,950.00	\$2,000.00	\$50.00	102.56%
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	<u>\$52,490.00</u>	<u>\$43,590.25</u>	<u>\$ (8,899.75)</u>	<u>83.04%</u>
Projected Net Income	\$1,900.00			
Actual Net Income to Date		\$11,069.25		
Prior Year Retained Earnings/Reserves		\$8,902.15		
Cash on Hand		\$19,971.40		
Delinquent Accounts Receivable: none				
Villa Owners -> none				
Landlords -> none				
Accounts Payable: none				

# WATERSONG COMMUNITY LEADER GUIDE

## BOARD MEMBERS:

John Bobilya	President	637-8419 (h)	<a href="mailto:jbslim@aol.com">jbslim@aol.com</a>
Richard Nesseth	VP-Compliance & Legal	704-1920 (h)	<a href="mailto:rpnesseth@ymail.com">rpnesseth@ymail.com</a>
Ron Neuenschwander	VP-Administration	489-1690 (h)	<a href="mailto:rneuenschwander@gmail.com">rneuenschwander@gmail.com</a>
Betty Kohrman	VP- Communication	637-6830	<a href="mailto:bjk5741@gmail.com">bjk5741@gmail.com</a>
Doug Miller	VP-Maintenance	908-6589	<a href="mailto:dougandmary91@gmail.com">dougandmary91@gmail.com</a>
Joy Bodine	Secretary	338-1965 (c)	<a href="mailto:joybodine@gmail.com">joybodine@gmail.com</a>
John Augsburger	Treasurer	637-4074 (h)	<a href="mailto:jaugs224@gmail.com">jaugs224@gmail.com</a>

## STANDING COMMITTEE CHAIRS:

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

Doug Miller – Refuse/Recycling Contact  
908-6589 [dougandmary91@gmail.com](mailto:dougandmary91@gmail.com)

Barb & Doug McCoy – Newsletter Chairpersons  
637-1842 [barb.mccoy@frontier.com](mailto:barb.mccoy@frontier.com)

Ron Neuenschwander – Lawn/Snow Removal Contact  
489-1690 (h) [rneuenschwander@gmail.com](mailto:rneuenschwander@gmail.com)

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

Joy Bodine – Window cleaning Contact  
338-1965 [joybodine@gmail.com](mailto:joybodine@gmail.com)

Lynn Kurek – Activities Committee Chairperson  
437-7795 [mlynnkurek@gmail.com](mailto:mlynnkurek@gmail.com)

Updated: 11/22/2016

## 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](mailto: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):