



Watersong Community Association Newsletter

Issue #31, Summer 2018

The President's Corner

Summer is finally here. Thank you to all our residents who are making our community beautiful by landscaping around your houses. I look forward to serving you this year.

Sincerely,
Richard Nesseth
President, Watersong Community Association

Watersong Web Page

As a reminder, the Watersong web page can be found at www.watersongfw.org. Our covenants, newsletters, meeting minutes and other important information are hosted there. Feel free to check it out. We do our best to keep this up to date, if you see something that is out of date or have a suggestion to make it more useful, please let a board member know.

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 one of our Board members.

Shane and Alyssa Brinkman (Jade Cv)
Marilyn and Ted Lepird (Schooner Drive)
Andrew and Whitney Craig (Jade Cove)

Watersong Spring Open Board Meeting

The Watersong Board of Directors held an open board meeting on Monday, April 23, at Maple Creek Middle School. Board members gave important updates on a variety of issues.

Minutes of the meeting were distributed following the meeting. If you were unable to attend, we really encourage you to try to attend the fall open meeting which will be 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.

Board Update

Betty Kohrman has recently resigned from the board as VP of Communications due to an impending move out of the neighborhood. Mike Sokolowski has been appointed to act on her behalf for the remaining portion of this year. As was mentioned at the spring meeting, Mike is currently "in training" to take over the Treasurer's position next year. We thank Betty for her years of service to the board and welcome Mike aboard.

Long Term Project Planning Committee

As was discussed at the spring open meeting, the long term project planning committee was expanded to include representatives of the single family homes. Additional single-family representation is welcome; please contact John Bobilya at 637-8419 or jbslim@aol.com if you are interested in joining this committee.

We have made progress on the rip-rap and entrance sign issues:

- The pond shorelines have been assessed to determine the amount of rip-rap that is required to finish all our ponds
- We are obtaining additional quotes for both rip-rap and replacement of the entrance sign
- The board is expected to make an announcement in July regarding the plan forward for getting rip-rap installed this year

As a reminder, Article 5, Section 8 of our covenants requires the board to maintain our storm water system, which includes the ponds. Negligence of this responsibility would be a breach of the agreement made between the developer / board and the county. Installation of rip-rap will nearly eliminate the erosion of the pond shorelines while also deterring muskrats from building nests which further erodes the shorelines. The adage “an ounce of prevention is worth a pound of cure” applies here: Preventing further erosion now will reduce future expenses associated with maintenance of the ponds. Since this storm water system serves every lot within our community, maintaining it is a shared responsibility of all members. We appreciate your understanding of this obligation.

- John Bobilya

Sidewalk Leveling

If your sidewalk has heaved or is uneven and are interested in participating in another round of community-wide sidewalk leveling, please contact Doug Miller at 908-6589 or dougandmary91@gmail.com. Many took advantage of this opportunity a few years ago and were able to save a few dollars compare to having this done individually. We are currently waiting for quotes back from the contractor and will let all those interested know the approximate costs.

Fall Elections

This is a reminder that fall elections are just around the corner! If you are interested in joining the board, please contact one of the board members to get your name on the ballot. There will be positions to fill, so volunteers will be

needed. This is a great way to get involved in our community.

Friendly Reminders

E-Mail List: 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. We also request that everyone respects the privacy of your neighbors by not using our email list for any business reason.

Villa Services: If you are interested in receiving villa services, please contact John Augsburger at 415-5291 or jaugs224@gmail.com. These services include mowing, snow plowing, mulching, fertilizing, window washing and shrub trimming and are available to all single family residents. There is only a one-year commitment to receiving these services.

Service Providers: If you have any questions or request for any of our service providers (Lawnscape, Pond Champs, etc.), please contact 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: The trees along the sidewalks should be trimmed up at least 6’ above the sidewalks so “ducking” under low hanging branches is not required. The trees planted in the park strips over the years have grown significantly and require periodic trimming. A big THANKS to Richard Nesselth and Harris Newlin who have volunteered to trim the trees over the coming year.

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. A lower crime rate results in higher property values. If a vehicle cannot be parked in the garage, temporarily parking it in the driveway rather than the street and keeping it locked reduces the risk of break-ins or vandalism.

Upcoming Activities

Occasionally, one of the residents will volunteer to hold a coffee gathering in her home. You will be notified of the coffee gatherings by email each month. 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.

We are enjoying our new meeting place at the Willows Restaurant on Gump Road. They are friendly and accommodating, and don't seem to mind that we just order coffee! A reminder that the monthly coffee's are now held on the second Thursday of each month at 10:00. All ladies of Watersong are encouraged to attend. There are some activities coming up and you will be notified of these by email.

After serving for many years, I have decided this will be my last one as chair-person. Please begin to think about taking over this fun committee! Thank you for allowing me the privilege of serving in this capacity!

- Lynn Kurek

Trash & Recycling

If you do not currently recycle and you are interested in that service, please contact Doug Miller at 908-6589 or dougandmary91@gmail.com.

Watersong ARCH Info

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

Financial Update for 2017

So far 2018 has been a good year expense-wise for Watersong Community Association. There have been no major surprises or unanticipated expenses to deal with so our finances are where we hoped they would be at this time. The very cool start to spring has been a blessing in that our mowing expense invoices are just now starting to show up. If the rest of the year finishes in normal fashion we should be able to come in under budget in the mowing categories. Other than that there isn't much to share or draw your attention to. Please keep in mind that the numbers in the financial spreadsheets represent expenses that have been paid as of 6/24/18. Invoices for mowing expenses are starting to arrive and those expenses will begin to add up quickly.

Thank you for your faithful and timely payment of dues! Not only is it a reflection of your great character, but it also demonstrates the pride you have in your community.

John Augsburger, Treasurer

	PROPOSED	FY 2018	\$\$\$	%/%
	FY2018	1 Jan - 24 Jun	Over/(Under)	of
	BUDGET	ACTUAL	BUDGET	BUDGET
Income				
4000 - REVENUE				
4100 - Association Dues				
4115 - Villa Common Services	\$15,054.00	\$7,722.00	(\$7,332.00)	51.30%
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	\$26,970.00	\$24,538.75	(\$2,431.25)	90.99%
4104 - Developer's Contribution	\$0.00	\$0.00	\$0.00	0.00%
4140 - Recycling Reimbursements	\$2,496.00	\$676.20	(\$1,819.80)	27.09%
4150 - Miscellaneous Project Donations	\$0.00	\$0.00	\$0.00	0.00%
Total 4000 - REVENUE	\$45,420.00	\$33,386.95	(\$12,033.05)	73.51%
Expense				
5100 - OPERATING EXPENSES				
5120 - Supplies	\$75.00	\$34.43	(\$40.57)	45.91%
5163 - Postage	\$75.00	\$30.00	(\$45.00)	40.00%
5165 - Bank Fees	\$100.00	\$50.00	(\$50.00)	50.00%
5170 - State Filing Fees	\$22.00	\$0.00	(\$22.00)	0.00%
5175 - Legal Fund	\$500.00	\$0.00	(\$500.00)	0.00%
5180 - Insurance	\$1,349.00	\$1,349.00	\$0.00	100.00%
5195 - Miscellaneous/Other	\$175.00	\$0.00	(\$175.00)	0.00%
Total 5100 - OPERATING EXPENSES	\$2,296.00	\$1,463.43	(\$832.57)	63.74%
5270 - COMMON AREA				
5232 - Tree Replacement/Trimming	\$1,500.00	\$0.00	(\$1,500.00)	0.00%
5260 - Spring/Fall Clean-up	\$390.00	\$95.00	(\$295.00)	24.36%
5261 - Misc. Grounds Maintenance	\$1,000.00	\$0.00	(\$1,000.00)	0.00%
5271 - Pond Expense	\$5,218.00	\$4,647.03	(\$570.97)	89.06%
5271.5 - Ponds - Chapel Creek	\$1,685.00	\$1,684.85	(\$0.15)	99.99%
5272 - Mowing	\$4,900.00	\$0.00	(\$4,900.00)	0.00%
5273 - Trim Shrubs - Common Area	\$240.00	\$0.00	(\$240.00)	0.00%
5275 - Fertilize Common Area	\$1,044.00	\$208.65	(\$835.35)	19.99%
5276 - Animal Control	\$400.00	\$300.00	(\$100.00)	75.00%
5279 - Mulch Common Area	\$2,200.00	\$2,075.00	(\$125.00)	94.32%
5352 - Snow Removal/Ice Melt	\$6,200.00	\$1,901.70	(\$4,298.30)	30.67%
5615 - Garbage/Recycling Pickup	\$13,662.00	\$6,731.72	(\$6,930.28)	49.27%
5621 - Street Lighting	\$1,500.00	\$632.82	(\$867.18)	42.19%
5625 - Property Taxes	\$0.00	\$0.00	\$0.00	0.00%
Total 5270 - COMMON AREA	\$39,939.00	\$18,276.77	(\$21,662.23)	45.76%
Total Expense	\$42,235.00	\$19,740.20	(\$22,494.80)	46.74%
Projected Net Income	\$3,185.00			
Actual Net Income to Date		\$13,646.75		
Prior Year Retained Earnings/Reserves		\$29,225.91		
Cash on Hand		\$42,872.66		
Delinquent Accounts Receivable: \$990.20				
Developer - \$0.00				
SF Owners - \$0.00				
Villa Owners - \$990.20				
Accounts Payable: none				

	APPROVED	FY 2018	\$\$\$	%%%
	FY2018	1 Jan - 24 Jun	Over/(Under)	of
	BUDGET	ACTUAL	BUDGET	BUDGET
Income				
4000 - REVENUE				
4100 - Association Dues				
4110 - Villa Services	\$59,052.00	\$30,303.00	(\$28,749.00)	51.32%
Total 4110 - VILLA SERVICES REVENUE	<u>\$59,052.00</u>	<u>\$30,303.00</u>	<u>(\$28,749.00)</u>	<u>51.32%</u>
Expense				
5000 - Expenses				
5200 - VILLA EXPENSE				
5205 - Mowing Villas	\$22,876.00	\$0.00	(\$22,876.00)	0.00%
5206 - Villa Fertilizing	\$6,547.00	\$959.79	(\$5,587.21)	14.66%
5207 - Spring/Fall Clean-up Villas	\$2,660.00	\$1,170.00	(\$1,490.00)	43.98%
5208 - Mulching/Bed Care Villas	\$12,540.00	\$10,530.00	(\$2,010.00)	83.97%
5241 - Shrub/Tree Pruning/Trimming	\$4,940.00	\$0.00	(\$4,940.00)	0.00%
5335 - Window Washing	\$2,100.00	\$1,050.00	(\$1,050.00)	50.00%
5341 - Snow Removal - Villas	\$6,720.00	\$2,088.00	(\$4,632.00)	31.07%
Total 5200/5300 - VILLA EXPENSE	<u>\$58,383.00</u>	<u>\$15,797.79</u>	<u>\$ (42,585.21)</u>	<u>27.06%</u>
Projected Net Income	\$669.00			
Actual Net Income to Date		\$14,505.21		
Prior Year Retained Earnings/Reserves		\$21,702.24		
Cash on Hand		\$36,207.45		
Delinquent Accounts Receivable: none				
Villa Owners -> none				
Landlords -> none				
Accounts Payable: none				

WATERSONG COMMUNITY LEADER GUIDE

BOARD MEMBERS:

Richard Nesseth	President	704-1920 (h)	rpnesseth@ymail.com
Bill Cross	VP-Compliance & Legal	415-1707 (h)	wcross526@msn.com
Ron Neuenschwander	VP-Administration	312-4800 (c)	rneuenschwander@gmail.com
Mike Sokolowski	VP- Communication	341-7671	mabur@aol.com
Doug Miller	VP-Maintenance	908-6589	dougandmary91@gmail.com
Joy Bodine	Secretary	338-1965 (c)	joybodine@gmail.com
John Augsburger	Treasurer	415-5291	jaugs224@gmail.com

STANDING COMMITTEE CHAIRS:

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

Doug Miller – Refuse/Recycling Contact
908-6589 dougandmary91@gmail.com

John Bobilya – Newsletter Chairperson
637-8419 (h) jbslim@aol.com

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

Bill Cross –Architectural Committee Chairperson
415-1707 (h) wcross526@msn.com

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

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

Updated: 6/29/2018

Watersong Architectural Control Committee Project Approval Request Form

Please fill out the information below and submit to:

Bill Cross
12715 Schooner Dr.
Fort Wayne, IN 46845
260- 415-1707
wcross526@msn.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):