



## ***Watersong Community Association Newsletter***

Issue #36, Fall/Winter 2020

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

What a year this has been! We have all gone through a world-wide pandemic that has affected each resident in Watersong in some way. We have endured an election that tried our patience. But, in all of this we still have much to be thankful for.

I want to thank each resident for the way you care for your neighbors. I am thankful for the pride each of you take in maintaining your property. We have a very desirable neighborhood to live in. I want to thank our board for your service to our Watersong Community.

Merry Christmas. Have a Happy and Safe New 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](http://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 We do our best to keep this up to date, if you see something that is out of date or have a suggestion to make it more useful, please let a board member know.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](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.

James and Judy Zehner  
Jon and Emily Park  
Karen Johnson  
Bill and Debbie Brace  
Eric and Andrea Burnworth  
Warren and Joyce Prill  
Kelsi and Bryan Webb  
Kay Yost  
Sherry Martin  
Andrew and Kelly Quillen



## **Watersong Fall Open Board Meeting & Elections**

Because of the Covid 19 pandemic, the board cancelled our spring and fall open board meetings. Our board met and has volunteered to continue to hold their offices until we can safely meet, hopefully in the spring of 2021. We do have the need for one board member to fill a spot that is vacant. Please let one of our board members know if you are interested and the board will act on it.

If we are able to safely hold it, 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. The officers for the next year are shown in the Leader Guide at the end of this newsletter.



## **Sidewalk Leveling**

If A-1 Contract leveling missed you and are interested in getting your sidewalk leveled, please contact A-1 directly at 497-0808, to schedule that repair work (ask for the Watersong group discount). Even if only one homeowner wants work done they would be happy to be of service.

## **Friendly Reminders**

***E-Mail List:*** If you change your e-mail address, please let our secretary Ron Neuenschwander know at 312-4800 or email

[watersongfwboard@gmail.com](mailto:watersongfwboard@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 requests for any of our service providers ie. (Lawnscape, Pond Champs, etc.), please contact the appropriate board member or email us at [watersongfwboard@gmail.com](mailto:watersongfwboard@gmail.com)

***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. 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 you have more vehicles than your garage can hold, temporarily parking it in the driveway rather than on the street and keeping it locked reduces the risk of break-ins or vandalism.



**Fireworks:** We've received reports this year about large fireworks displays that result in flaming debris landing on neighboring roofs, risking a fire. Please be sure your fireworks displays are safe and in accordance with Article VII, Section 9 of our covenants which states in part that the "Subdivision adopts the same rules for the use of fireworks as the City of Fort Wayne, Indiana: Fireworks may be used only between 5 p.m. and two hours after dusk (approximately 11 p.m.) from June 29 – July 3 and July 5 – 9. On the day before Memorial Day, Memorial Day, Fourth of July, the day before Labor Day and Labor Day, the hours are extended from 10 a.m. – to midnight. For New Year's Eve, the hours are 10 a.m. Dec. 31 until 1 a.m., Jan. 1. Use of fireworks in the Subdivision must also comply with Indiana Code IC 22-11-14." If debris from your fireworks land on neighboring property, please be a good neighbor by picking up the debris. And please don't launch fireworks from public streets. Your neighbors will thank you.

### **Thank you!**

We are so thankful to Ron Korte and John Wicklein who volunteered to fix some of our street signs that were rotten. Our signs were newly painted this summer by Justino Navarez of Navarez Painting. He is available at 260-710-9015. We think the signs look beautiful. Hopefully you do too.

### **Upcoming Activities**

Jan Kinane has been hosting our Ladies Coffees in her garage where we can be outside and socially distant. We will not meet there until April, 2021, when the weather gets warmer. We thank Jan for letting us meet there each month. It becomes a wonderful time to connect with our neighbors.

*From every member of your board, we wish you a Very Merry Christmas and a Happy New Year!*

Please let a board member know if you are interested in leading us on new and exciting adventures!

Women's coffee is the first Friday of the month. Look for details in your email.

Jan Kinane, Activity Committee Chair  
260-637-4080

### **Trash & Recycling**

If you do not currently recycle and you are interested in that service, please contact Mick Sokolowski at 402-7466 or [MSokolowski53@hotmail.com](mailto:MSokolowski53@hotmail.com)

### **Watersong ARCH Info**

Please note that Bill Cross is the contact for project approval requests. His email is: [wcross526@msn.com](mailto:wcross526@msn.com) Phone: 260-415-1707  
See the project approval request form below.

### **Financial Update for 2020**

Dues statements will be in the mail / email shortly.

Everything is in good shape regarding the financials for our association. Our expenses to date have been budgeted and/or been paid out of retained funds. We have had good cooperation from the residents in paying the association dues. Thank you for that. There are still a few expenses for which we have not yet been invoiced, but we will still finish 2020 in very good financial condition.

We currently offer automatic drafts to increase payment options for the Association dues. If you are interested in taking advantage of that, please contact me.

Please let me know if you have any questions or concerns about the financial statements. My phone number is 402-7466 and my email address is [Msokolowski53@hotmail.com](mailto:Msokolowski53@hotmail.com)

## Common Area Financial Status

	Actual 2020 YTD As of 11/28/20	APPROVED FY2020 BUDGET	Variance
<b>Income</b>			
<b>4000 - REVENUE</b>			
<b>4100 - Association Dues</b>			
4115 - Villa Common Services	\$14,623.77	\$19,178.00	(\$4,554.23)
4116 - Pond 'A' Fountain Electricity	\$909.53	\$900.00	\$9.53
4117 - Pond 'B' Maintenance Fee	\$0.00	\$0.00	\$0.00
4120 - Single Family Common	\$31,327.00	\$27,242.00	\$4,085.00
4104 - Developer's Contribution	\$0.00	\$0.00	\$0.00
4140 - Recycling Reimbursements	\$2,548.00	\$2,640.00	(\$92.00)
4150 - Miscellaneous Revenue	\$500.00	\$500.00	\$0.00
4305 - Bank Interest	\$276.03	\$50.00	\$226.03
4310 - Returned Check Charges	\$0.00	\$0.00	\$0.00
<b>Total 4000 - REVENUE</b>	<b>\$50,184.33</b>	<b>\$50,510.00</b>	<b>(\$325.67)</b>
<b>Expense</b>			
<b>5100 - OPERATING EXPENSES</b>			
5120 - Supplies	\$7.31	\$75.00	(\$67.69)
5163 - Postage	\$27.50	\$55.00	(\$27.50)
5165 - Bank Fees	\$125.00	\$100.00	\$25.00
5170 - State Filing Fees	\$0.00	\$0.00	\$0.00
5175 - Legal Fund	\$650.00	\$520.00	\$130.00
5180 - Insurance	\$1,268.00	\$1,268.00	\$0.00
5195 - Miscellaneous/Other	\$207.54	\$175.00	\$32.54
<b>Total 5100 - OPERATING EXPENSES</b>	<b>\$2,285.35</b>	<b>\$2,193.00</b>	<b>\$92.35</b>
<b>5270 - COMMON AREA</b>			
5232 - Tree Replacement/Trimming	\$105.00	\$1,500.00	(\$1,395.00)
5260 - Spring/Fall Clean-up	\$95.00	\$390.00	(\$295.00)
5261 - Misc. Grounds Maintenance	\$784.20	\$2,000.00	(\$1,215.80)
5271 - Pond Expense	\$5,362.22	\$5,460.00	(\$97.78)
5271.5 - Ponds - Chapel Creek	\$1,800.73	\$1,790.00	\$10.73
5272 - Mowing	\$4,625.00	\$5,180.00	(\$555.00)
5273 - Trim Shrubs - Common Area	\$155.00	\$260.00	(\$105.00)
5275 - Fertilize Common Area	\$1,177.00	\$1,177.00	\$0.00
5276 - Animal Control	\$0.00	\$400.00	(\$400.00)
5279 - Mulch Common Area	\$2,325.00	\$2,200.00	\$125.00
5280 - Special Projects	\$2,000.00	\$0.00	\$2,000.00
5352 - Snow Removal/Ice Melt	\$3,422.30	\$6,200.00	(\$2,777.70)
5615 - Garbage/Recycling Pickup	\$12,557.25	\$14,280.00	(\$1,722.75)
5621 - Street Lighting	\$1,520.56	\$4,500.00	(\$2,979.44)
5625 - Property Taxes	\$0.00	\$0.00	\$0.00
<b>Total 5270 - COMMON AREA</b>	<b>\$35,929.26</b>	<b>\$45,337.00</b>	<b>(\$9,407.74)</b>
<b>Total Expense</b>	<b>\$38,214.61</b>	<b>\$47,530.00</b>	<b>(\$9,315.39)</b>
<b>Projected Net Income</b>			
<b>Actual Net Income</b>	<b>\$11,969.72</b>	<b>\$2,980.00</b>	<b>\$8,989.72</b>
<b>Cash on Hand as of Financial Report Date</b>	<b>\$29,573.36</b>		

### Villa Services Financial Status

	Actual 2020 YTD as of 11/28/20	APPROVED FY2020 BUDGET	Variance
<b>Income</b>			
<b>4000 - REVENUE</b>			
<b>4100 - Association Dues</b>			
<b>4110 - Villa Services</b>	\$56,834.20	<b>\$56,562.00</b>	<b>\$272.20</b>
<b>4111 - Villa Services - Single Family</b>	\$17,850.00	<b>\$18,854.00</b>	<b>(\$1,004.00)</b>
<b>Total 4110 - VILLA SERVICES REVENUE</b>	<b>\$74,684.20</b>	<b>\$75,416.00</b>	<b>(\$731.80)</b>
<b>Expense</b>			
<b>5000 - Expenses</b>			
<b>5200 - VILLA EXPENSE</b>			
<b>5205 - Mowing Villas</b>	\$27,807.50	<b>\$30,184.00</b>	<b>(\$2,376.50)</b>
<b>5206 - Villa Fertilizing</b>	\$9,383.90	<b>\$9,416.00</b>	<b>(\$32.10)</b>
<b>5207 - Spring/Fall Clean-up Villas</b>	\$1,980.00	<b>\$4,620.00</b>	<b>(\$2,640.00)</b>
<b>5208 - Mulching/Bed Care Villas</b>	\$16,940.00	<b>\$16,940.00</b>	<b>\$0.00</b>
<b>5241 - Shrub/Tree Pruning/Trimming</b>	\$10,440.00	<b>\$10,560.00</b>	<b>(\$120.00)</b>
<b>5335 - Window Washing</b>	\$1,405.00	<b>\$2,906.00</b>	<b>(\$1,501.00)</b>
<b>5341 - Snow Removal - Villas</b>	\$880.00	<b>\$7,920.00</b>	<b>(\$7,040.00)</b>
<b>Total 5200/5300 - VILLA EXPENSE</b>	\$68,836.40	<b>\$82,546.00</b>	<b>(\$13,709.60)</b>
<b>Projected Net Income</b>		<b>(\$7,130.00)</b>	
<b>Actual Net Income</b>	<u>\$5,847.80</u>		
<b>Cash on Hand as of Financial Report Date</b>	\$35,701.89		

## WATERSONG COMMUNITY LEADER GUIDE

### BOARD MEMBERS:

Richard Nesseth	President	438-3529 (c)	<a href="mailto:rpnesseth@ymail.com">rpnesseth@ymail.com</a>
Bill Cross	VP-Compliance & Legal	415-1707 (h)	<a href="mailto:wcross526@msn.com">wcross526@msn.com</a>
Robert Ortwein	VP-Administration	517-896-6098 (c)	<a href="mailto:r.t.ortwein@gmail.com">r.t.ortwein@gmail.com</a>
Roxanne Sandul	VP-Communication	433-0394 (c)	<a href="mailto:roxibilatfw@aol.com">roxibilatfw@aol.com</a>
<OPEN>	VP-Maintenance	<OPEN>	<OPEN>
Ron Neuenschwander	Secretary	312-4800 (c)	<a href="mailto:Watersongfwboard@gmail.com">Watersongfwboard@gmail.com</a>
Mick Sokolowski	Treasurer	402-7466 (c)	<a href="mailto:msokolowski53@hotmail.com">msokolowski53@hotmail.com</a>

### STANDING COMMITTEE CHAIRS:

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

Mick Sokolowski – Refuse/Recycling Contact  
402-7466 [MSokolowski53@hotmail.com](mailto:MSokolowski53@hotmail.com)

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

Roxanne Sandul – Lawn/Snow Removal Contact  
433-0394 (c) [roxibilatfw@aol.com](mailto:roxibilatfw@aol.com)

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

Roxanne Sandul – Window cleaning Contact  
433-0394 (c) [roxibilatfw@aol.com](mailto:roxibilatfw@aol.com)

Jan Kinane – Activities Committee Chairperson  
637-4080 (h) [artkinane@gmail.com](mailto:artkinane@gmail.com)

Updated: 12/1/2020



**Watersong Architectural Control Committee Project Approval Request Form**

**For Guidelines on Projects see the Covenants at:**

<https://watersongfw.org/storage/app/media/documents/Watersong%20Covenants.pdf>

**Page 7 Article VI**

Please fill out the information below and submit to:

Bill Cross  
12715 Schooner Dr.  
Fort Wayne, IN 46845  
260- 415-1707  
[wcross526@msn.com](mailto: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.

<https://watersongfw.org/storage/app/media/documents/Watersong%20Covenants.pdf>

**Description of project** (include material lists, sketches, photos, and contractor drawings as required, including rough dimensions, use additional pages as necessary):