



## *Watersong Community Association Newsletter*

Issue #37, Fall/Winter 2021

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

It has been a difficult year for many of us. Circumstances have changed our world and our neighborhood. Many of the things that we are used to getting as soon as we need them are not on the shelves or our services are delayed. For example, LAWMSCAPE has lost half of their workforce and has been doing its best to keep up with our needs.

I am thankful for our neighbors in our addition and I pray that things would be different in 2022. I guess that I would ask you to be patient with all that is going on. I believe everyone is doing their best.

As Christmas comes near I find myself very thankful for peace in my home and many reasons to be grateful.

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 We do our best to keep this up to date, if you see something that is out of date or have a suggestion to make it more useful, please let a board member know.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 in 2021 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.

Bob and Kristi Anderson  
Alex and Maria Gayheart  
Andrew and Whitney Leitzel  
Glenn and Julie Ceckowski  
Dr. Naji and Natalie Ibrahim  
Brian and Susan Jones  
Larry and Linda Kenner



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

Because of the Covid 19 pandemic, the board elected to meet at Lucky's restaurant for our spring board meeting. We actually celebrated our 20<sup>th</sup> anniversary as a community! We served ourselves to appetizers and desserts. We then met for a short meeting. It was so good to assemble together.

In the fall we met at Maple Creek School. We had a very good attendance. We announced two new board members and conducted our meeting. Please visit our website to get the minutes from the meeting.



## **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.

**Street Lights:** This year we have spent almost \$1100 dollars to change out the lights in our neighborhood. We have asked an electric company to change all the insides of our twenty year old lights to LED. We have eleven street lights. There is a 10 year warranty on the new lights. This should be done soon.

**Speed:** Please watch your speed while traveling through our addition. We believe the limit is 25 miles per hour.

### Upcoming Activities

In the late spring, early summer of 2021, our social coffees were moved from my garage back to the Rise & Roll bakery. Our coffees are held on the 1st Friday of the month, 10:00 to 11:00. We welcome all ladies from our neighborhood to join us. It's a great way to meet neighbors and we always have a good time...lots of laughing happens! Dodie Wilmer will be hosting our January 7th coffee at her home, info to follow later this month.

Some of the other activities from 2021 were:

Tour of Sweetwater Sound in August. It is an unbelievably beautiful facility and we enjoyed the hour tour. We finished off with lunch in the cafeteria.

In September we met for lunch at the Black Canyon restaurant.

October brings the annual Progressive Dinner. Again, it's a great way to meet people and the food is delicious...please join us next year. Our December coffee was a Cookie Exchange hosted at the home of Mary Sokolowski. There were 19 of us and the variety was endless. Lots and lots of laughter and fellowship.

My gratitude and thanks go out to all of you who have participated and helped this year. If you have any suggestions for activities this year, please call or text me at 616-834-8967 or email [artkinane@gmail.com](mailto:artkinane@gmail.com)  
Jan Kinane

### 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 Jon Roemke is the new board member that takes care of any new construction at your home. His number is 260-414-1729 or email [jroemke77@gmail.com](mailto:jroemke77@gmail.com).

See the project approval request form below.

**Financial Update for 2021**

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 2021 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)

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



**Common Area Financial Status: 11/30/2021**

	<b>Actual 2021 YTD November</b>	<b>APPROVED FY2021 BUDGET</b>	<b>Variance</b>
<b>Income</b>			
<b>4000 - REVENUE</b>			
<b>4100 - Association Dues</b>			
4115 - Villa Common Services	\$10,943.50	\$14,448.00	(\$3,504.50)
4116 - Pond 'A' Fountain Electricity	\$675.00	\$900.00	(\$225.00)
4117 - Pond 'B' Maintenance Fee	\$0.00	\$0.00	\$0.00
4120 - Single Family Common	\$25,457.50	\$31,972.00	(\$6,514.50)
4104 - Developer's Contribution	\$0.00	\$0.00	\$0.00
4140 - Recycling Reimbursements	\$1,884.00	\$2,496.00	(\$612.00)
4150 - Miscellaneous Revenue	\$500.00	\$500.00	\$0.00
4305 - Bank Interest	\$156.97	\$300.00	(\$143.03)
4310 - Returned Check Charges	\$0.00	\$0.00	\$0.00
	<hr/>	<hr/>	
<b>Total 4000 - REVENUE</b>	<b>\$39,616.97</b>	<b>\$50,616.00</b>	<b>(\$10,999.03)</b>
	<hr/>	<hr/>	
<b>Expense</b>			
<b>5100 - OPERATING EXPENSES</b>			
5120 - Supplies	\$98.22	\$75.00	\$23.22
5163 - Postage	\$73.30	\$55.00	\$18.30
5165 - Bank Fees	\$100.00	\$100.00	\$0.00
5170 - State Filing Fees	\$22.00	\$22.00	\$0.00
5175 - Legal Fund	\$125.00	\$500.00	(\$375.00)
5180 - Insurance	\$1,266.00	\$1,266.00	\$0.00
5195 - Miscellaneous/Other	\$1,068.34	\$800.00	\$268.34
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<b>Total 5100 - OPERATING EXPENSES</b>	<b>\$2,752.86</b>	<b>\$2,818.00</b>	<b>(\$65.14)</b>
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<b>5270 - COMMON AREA</b>			
5232 - Tree Replacement/Trimming	\$155.00	\$500.00	(\$345.00)
5260 - Spring/Fall Clean-up	\$0.00	\$390.00	(\$390.00)
5261 - Misc. Grounds Maintenance	\$402.02	\$2,000.00	(\$1,597.98)
5271 - Pond Expense	\$6,222.19	\$5,500.00	\$722.19
5271.5 - Ponds - Chapel Creek	\$1,800.73	\$1,850.00	(\$49.27)
5272 - Mowing	\$2,960.00	\$5,180.00	(\$2,220.00)
5273 - Trim Shrubs - Common Area	\$125.00	\$260.00	(\$135.00)
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	\$0.00	\$2,200.00	(\$2,200.00)
5280 - Special Projects	\$0.00	\$1,000.00	(\$1,000.00)
5352 - Snow Removal/Ice Melt	\$3,772.32	\$6,200.00	(\$2,427.68)
5615 - Garbage/Recycling Pickup	\$12,856.50	\$14,250.00	(\$1,393.50)
5621 - Street Lighting	\$2,259.88	\$1,650.00	\$609.88
5625 - Property Taxes	\$0.00	\$0.00	\$0.00
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<b>Total 5270 - COMMON AREA</b>	<b>\$31,730.64</b>	<b>\$42,557.00</b>	<b>(\$10,826.36)</b>
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<b>Total Expense</b>	<b>\$34,483.50</b>	<b>\$45,375.00</b>	<b>(\$10,891.50)</b>
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<b>Projected Net Income</b>			
<b>Actual Net Income</b>	<b>\$5,133.47</b>	<b>\$5,241.00</b>	<b>(\$107.53)</b>
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<b>Cash on Hand as of Financial Report Date</b>	<b>\$31,293.28</b>		

**Villa Services Financial Status: 11/30/2021**

	Actual 2021 YTD <u>Nov</u>	APPROVED FY2021 <u>BUDGET</u>	<u>Variance</u>
<b>Income</b>			
<b>4000 - REVENUE</b>			
4100 - Association Dues			
4110 - Villa Services	\$42,421.50	\$56,562.00	(\$14,140.50)
4111 - Villa Services - Single Family	\$12,193.00	\$17,140.00	(\$4,947.00)
<b>Total 4110 - VILLA SERVICES REVENUE</b>	<b><u>\$54,614.50</u></b>	<b><u>\$73,702.00</u></b>	<b><u>(\$19,087.50)</u></b>
<b>Expense</b>			
<b>5000 - Expenses</b>			
<b>5200 - VILLA EXPENSE</b>			
5205 - Mowing Villas	\$15,435.00	\$29,498.00	(\$14,063.00)
5206 - Villa Fertilizing	\$9,084.30	\$9,200.00	(\$115.70)
5207 - Spring/Fall Clean-up Villas	\$0.00	\$4,515.00	(\$4,515.00)
5208 - Mulching/Bed Care Villas	\$2,520.00	\$16,555.00	(\$14,035.00)
5241 - Shrub/Tree Pruning/Trimming	\$5,250.00	\$10,750.00	(\$5,500.00)
5335 - Window Washing	\$2,858.00	\$2,906.00	(\$48.00)
5341 - Snow Removal - Villas	\$6,450.00	\$7,740.00	(\$1,290.00)
<b>Total 5200/5300 - VILLA EXPENSE</b>	<b>\$41,597.30</b>	<b>\$81,164.00</b>	<b>(\$39,566.70)</b>
<b>Projected Net Income</b>		<b>(\$7,462.00)</b>	
<b>Actual Net Income</b>	<b><u>\$13,017.20</u></b>		
<b>Cash on Hand as of Financial Report Date</b>	<b>\$43,484.10</b>		

## WATERSONG COMMUNITY LEADER GUIDE

### BOARD MEMBERS:

Richard Nesseth	President	438-3529 (c)	<a href="mailto:rpnesseth@ymail.com">rpnesseth@ymail.com</a>
Jon Roemke	VP-Compliance & Legal	414-1729	<a href="mailto:jroemke77@gmail.com">jroemke77@gmail.com</a>
Jan Kinane	VP-Communication	616-834-8967	<a href="mailto:artkinane@gmail.com">artkinane@gmail.com</a>
Roxanne Sandul	VP-Communication	433-0394 (c)	<a href="mailto:roxibilatfw@aol.com">roxibilatfw@aol.com</a>
Larry Banks	VP-Maintenance	402-5777	<a href="mailto:ljbanks95@msn.com">ljbanks95@msn.com</a>
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 – Window washing Contact  
433-0394 (c) [roxibilatfw@aol.com](mailto:roxibilatfw@aol.com)

Jon Roemke–Architectural Committee Chairperson  
414-1729 (c) [jroemke77@gmail.com](mailto:jroemke77@gmail.com)

Jan Kinane – Activities Committee Chairperson  
Lawn/Snow Removal Contact person  
637-4080 (h) [artkinane@gmail.com](mailto:artkinane@gmail.com)

Updated: 12/13/2021

**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>

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Please fill out the information below and submit to:

Jon Roemke  
1427 Brandon Way  
260-414-1729  
[Jroemke77@gmail.com](mailto:Jroemke77@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.

<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):