



## SPLAT – The Quarterly Newsletter



### Going Away for any Extended Period of Time or for the Winter ?

If you will be going away on vacation or for the winter, please fill out the Crime Watch Information Sheet. This can be found in the Co-owner's handbook. It is a good idea to give a copy to both your Crime Watch Captain and Ardsley Management. There is a mailbox on the stone post next to the exit gate at 96th Street where you can leave the copy for Ardsley. Leaving a key with a neighbor is recommended in case the alarm goes off and emergency personnel have to get in. The person with your key should also have the alarm codes. If you don't know who your Crime Watch Captain is, contact Bernie Pierce, (317) 418-2086.

It is also the co-owner's responsibility to put away hoses, flower pots/planters, and to cut back landscape plantings for the winter. A few suggestions to prevent freezing pipes while the unit is vacant:

- Shut off the water main
- Set the thermostat to a minimum of 55 to 60 degrees
- Open cabinet doors around sinks, dishwasher and wet bars
- Shut off the water heater or set to a minimum setting. If choosing to drain the water heater, be sure to shut off power prior to draining.
- Winterize toilet bowls and tanks for inactivity and low temperatures
- Leave a key with someone local in case of an emergency and notify Ardsley Management and complete the Crime Watch form found on page 21 in new handbook.

### Mailbox Reminder

There have been instances where mail was taken from mailboxes during the night or early morning. It is best not to put mail that is to be picked up into your mailbox before noon on day of mail delivery.

## From The President:

Welcome to Fall. I know we all hope it comes with a mild approach. I truly hope this finds all of you well and coping with this "new normal", whatever that is.

Your board has had a busy Summer. We completed the woodwork and painting of the last units in the current cycle. The potholes are filled, and the grounds were well maintained. A lot of time has been spent in planning for the future needs and costs so we can be well financed. Thus, a few projects were either put on hold or pushed back. Your board understands that some delays and postponements may be disappointing but find them to be prudent.

As we all know, to redo streets and roofs will be a major expense and we certainly want to avoid the horrible word "assessment". Therefore, we kept a tight control on costs this year to be able to add more to our surplus. As we go into the next year, we will again start the wood replacement and painting cycle with a different approach. We will stress the quality of wood and paint for longer lasting. We have seen increased maintenance costs especially due to chimneys and want to begin preventive maintenance.

If we can be effective in our pro-active approach, we hope to lessen the annual non-routine maintenance costs we have been seeing the past few years. If this works, the result will be additional monies into our surplus for the future. As our complex ages, the need for diligence just increases.

We plan to complete a full new reserve study so that we are prepared for the major costs and can plan appropriately. Our roofs are getting older and we need to have a healthy reserve for when replacement time comes. Also, our lake needs attention, and we are reviewing a system that will help eliminate debris and settlement in the base. If we do not do the aeration project, estimates are that we will need to spend in excess of \$200,000 dredging the lake. We feel this can be avoided. And yes, the reserve study will look at streets, curbs, and all major areas so that appropriate work can be planned and financed.

The upkeep and maintenance of our community is a major undertaking, especially as the buildings age. But, the goal is to stay ahead and be adequately funded as the needs arise. The board is dedicated to this cause and with the help of our management company we will stay on the right path.

It has been a pleasure to serve as your president for this year. Thanks for the support of many residents. We truly are a community!

Jim Funk  
President, HOA Board

## Annual Meeting December 8 at 7:00 PM

Due to Covid-19 concerns, and as a protection to our residents, the meeting will be virtual. The board will get all information and access instructions to you well in advance. You will have the opportunity to vote early if you do not want to participate, or you may give your proxy to a board member if you are in agreement with board recommendations for 2021.

## SPLAT Paint Numbers

If you need to do any painting on your unit, you can go to a Sherwin-Williams store on Michigan Rd and 86th St or in Carmel on Rangeline Rd. They have the information to get the correct color(s) for you. You can also get a discount as a co-owner because it is listed on the SPLAT painter contract, R.A.F. Be sure to tell them you are a co-owner at SPLAT to get the R.A.F. discount. These are custom color matches.

RAF SPLAT Green: A89W00153

RAF SPLAT Gray: A89W01151

If you need to repaint an old fence or paint a new one, you need to use SPLAT Gray.

## HOW CO-OWNERS SHOULD MAKE A MAINTENANCE OR GROUNDS ISSUE REQUEST

The SPLAT Board has established the following procedure to use as a co-owner when you have a maintenance or grounds issue or situation. The goal is to facilitate the most efficient response and resolution to your request.

When you have a maintenance or grounds issue or situation, please EMAIL the community manager Sarah Leveridge at [sleveridge@ardsleymgmt.com](mailto:sleveridge@ardsleymgmt.com). If you contact a Board member, that person will simply forward it to Sarah as our manager. If you give your request to an employee of a SPLAT-retained vendor, it will go to vendor management then to Sarah as our manager. Therefore, response will be more timely if you contact Sarah first by email.

An email request is preferable to a phone call because it creates a dated written record. If, however, the situation is an 'after-hours' emergency (i.e., a tree has fallen through your roof), call Ardsley at (317) 259-0398.

Sarah will acknowledge your request within two business days of receipt or by Monday if received on Friday and sooner if an emergency situation. If you do not receive an acknowledgment by that time, please resend your request to Sarah. If, within a second two-business-days period, you've still not heard back on your request, then bring the issue to the attention of the President of the Board.

Every effort will be made to resolve your request as soon as possible. Often resolution involves getting competitive bids on larger jobs and vendor scheduling situations as well as weather or materials delays. Sometimes the Board has to review a request before action can be taken where HOA responsibility may be in question.

Sarah will query you by email or phone when a work order is completed to determine if the work was acceptable or any issues remain.

Refer all work request concerns, suggestions or complaints involving vendors to Sarah. Ardsley upper management will be monitoring the adequacy of complaint resolution.

At each monthly Board meeting, Sarah provides a community work order status report so the Board can monitor work completion and community maintenance trends.

Your request is important. Be assured your manager and the Board understand this. Help us help you by following this request procedure.



## Important Phone Numbers and e-mails

### 2020 HOA Officers and Committees

President/Insurance	Jim Funk	jwfunkjr@sbcglobal.net
Vice-president	Max Oldham	max.oldham@att.net
Treasurer	Judy Palmer	jgpalmer9440@att.net
Secretary	Grace Worley	graceworley@comcast.net
	Martha Lamkin	marthalamkin@sbcglobal.net
	Bob Lowe	lrobertlowe@outlook.com
	Barb Banner	barbbanner01@gmail.com
	Courtenay Weldon	courtenay74@cweldon.net
	Chuck Rutledge	crutledge2@yahoo.com.
Director of Communications	Carolyn Magnes	cjmagnes@att.net
Operations management	Ardsley Management Co. Sarah Leveridge	317-253-1401 sleveridge@ardsleymgmt.com

### Owner Repair and Lawn Care Requests

Our property manager, Sarah Leveridge, has asked that **all** requests for repairs and lawn care concerns/questions be directed to her and not handed to Ken-Cut workers or a SPLAT Board member. She can better manage the work's initiation and progress. It is preferred that Sarah be contacted by e-mail rather than telephone.

Sarah Leveridge  
Ardsley Management  
[sleveridge@ardsleymgmt.com](mailto:sleveridge@ardsleymgmt.com)  
317-253-1401  
Direct: 317-259-0383, ext 223

Use the **24-hour emergency number** for time-sensitive damages such as a fallen tree/limb.  
**317-259-0398**

You must also talk with Ardsley before doing any work to your unit for which you will want reimbursement. Reimbursement cannot be guaranteed if the work is already done prior to notifying Ardsley. It is realized that there are emergencies when something needs to be done immediately. If that occurs, notify Ardsley as soon as possible .



The Springmill Lakes contact for ADT Services is: 24 hour customer care: 1-800-878-7806 .

You can also go to their website to view alarm activity, manage contacts, or pay for optional services: [MyADT.com](http://MyADT.com)

ALL residents must be connected to ADT which is a requirement for the association insurance. If a resident elects to contract with another service, it is mandatory that a certificate be provided to Jim Funk, our insurance representative.

## Getting Familiar with Rules and Regulations from Handbook

### Outdoor grills and firepits:

No outdoor grilling should be done within a garage or within 10 feet of a unit. The State of Indiana has adopted the 2012 International Fire Code and implemented laws limiting the use and storage of gas and charcoal grills as well as other “open-flame” cooking devices on combustible balconies or within 10 feet of combustible construction in multifamily buildings.

No firepits are allowed on the property.

### Vehicles:

Garage doors shall be kept closed except when entering or exiting the garage.

The parking of any type or kind of vehicle upon the streets, other than temporary parking by guests and invitees of any co-owner, is prohibited. Parking in your unit’s driveway is permissible. The number of vehicles which may be parked in such an area by any co-owner shall not exceed the number of automobiles for which the co-owner’s garage space is designated. No co-owners shall park any vehicle on a recurrent or permanent basis in any location other than in the unit’s garage or the unit’s designated driveway.

### Signs:

No “For Sale” or “Open House” signs nor any window or other advertising display of any kind shall be maintained or permitted on any part of the property without the prior approval of the Board of Directors.

### Lighting:

Exterior garage lights are to be kept in working order at all times. The Association will check and replace bulbs on a regular schedule. Garage carriage lights are operated by photo control (dusk to dawn). Do not turn off the light switch in the garage that controls these lights. Use a blocking tab to lock the switch in the “on” position. Co-owners are asked to periodically clean the inside of the glass carriage lights to maximize lighting effectiveness. Gene Eddy checks all the garage lights twice a month. If you have a problem with the lights prior to his checking or you need a switch blocker, contact Gene Eddy at 317-844-6884 or gene9336@gmail.com.

### Gate Remote Openers:

Gates were installed at the 96th Street entrance to increase security and reduce traffic. Each unit was assigned two (2) remote openers. The care and repair of the openers is the responsibility of each co-owner. Replacement openers can be obtained for a fee. For assistance, call or e-mail Property Manager Sara Leveridge, Ardsley Management. Office: 317-253-1401; Direct: 317-259-0383 ext 223; e-mail: sleveridge@ardsleymgmt.com

### Pets:

Approval for invisible dog fences must be obtained from the Board of Directors in writing prior to any installation. Only rear yard installations will be considered. Submit an Architectural Control form.

Domesticated pets shall be permitted outdoors only under leash and accompanied by a co-owner or other person, except where the co-owner has installed invisible fencing as a containment area with approval from the Board of Directors. A co-owner shall be fully liable for any injury or damage to any person or to the common areas caused by the pet. The co-owner is responsible for immediately removing the pet’s waste materials from any common area including land surrounding a unit.

## Tamarack Recreational Nature Preserve

**Looking for Volunteers for Preserve Maintenance, 10 am –12 noon Saturday, November 14th**  
This summer, our contractor, Eco Logic, sprayed invasive honeysuckle along the shoreline of Hoover Run. We need to cut down the dead plants and haul them out to the street for pickup. This activity requires the volunteer to be able to navigate into the woods near the stream bank and retrieve the dead branches, and then haul them up to the trail where they will be combined and dragged out to the street. Cutting tools and other equipment will be provided but if you have landscaping tools such as pruning shears and pruning saws please bring them. Refreshments will be provided. If you are interested in helping, please contact Bernie Pierce, 317-418-2086 or [bpierceprc@yahoo.com](mailto:bpierceprc@yahoo.com) .

On October 17, the Nature Preserve Board had a Golf Cart Tour of the Preserve for those residents who are unable to walk the paths. A nice number of people signed up for it. Thanks to Dick Kitterman a very nice golf cart was loaned to them. Before and after each round trip, hot apple cider, coffee, and donuts were provided. Don Walters got to see the bench Dick Kitterman made in memory of Don's late wife, Pat. There is also a stone bench by Williams Creek that Don Morrison donated.



## Notes from the Crime Watch Block Captains

The Crime Watch Block Captains had a meeting recently in Bernie Pierce's driveway. IMPD Crime Prevention Specialist Gerardo Becerra was in attendance. He passed out a flyer concerning what everyone can do to keep our community safe. It is on the following 2 pages. As I cannot edit it, some of the items do not pertain to us but can be helpful to friends and relatives. We are fortunate to live in a safe community. Only problem lately is vandalism to our gates in the fence between us and The Retreat apartments on the west side of us.

### Crime is opportunistic---if there is no opportunity, there is no crime

- Keep your garage door(s) closed -- Security and Association declarations requirement
- Keep an eye out for strangers in the neighborhood
- When shopping or at the bank be alert to someone following you home
- Do not let service providers alone in your home. Stay with them to avoid problems later.
- Remember, no legitimate service provider will come to your door without an appointment
- Set your alarm
- Lock cars if left out daytime or overnight
- Do not place mail in your mailbox overnight. Strangers are looking in mailboxes late at night.
- Report suspicious activity to your block captain and/or call 911

### Helpful Phone Numbers:

1. Indianapolis Star vacation hold/start.....888-357-7827
2. IPL -in case of a power outage.....317-261-8111
3. ADT--security alarm company.....800-878-7806

### Crime Watch Block Captains

Steve Cracraft	317-250-9097	steven.cracraft@gmail
Greg Harker	317-691-9737	gharker828@aol.com
Max Oldham	317-908-6880	max.oldham@att.net
Gene Eddy	317- 844-1387	gene9336@gmail.com
Bob Lowe	317-439-5305	lrobertlowe@outlook.com
Bernie Pierce	317-418-2086	bpierceprc@yahoo.com
Dick Kitterman	317-502-5272	rgkitterman@comcast.net
Jeff Brown	317-372-6730	jbrown@schahethotels.com
Les Magnes	317-669-6951	lmagnes@iupui.edu

Crime Watch Coordinator: Bernie Pierce



L-R Bernie Pierce, Bob Lowe, Greg Harker, Dick Kitterman, Les Magnes, Max Oldham, IMPD Prevention Specialist Gerardo Becerra, Gene Eddy, and Jeffrey Brown. Unable to attend: Steve Cracraft

# CrimeWatch



## Indianapolis Metropolitan Police Department

### North District

3120 E. 30<sup>TH</sup> STREET

(317) 327-6100

## Steps for Safety

- ❖ Get to know your neighbors, their vehicles and their routines.
- ❖ Keep exterior house lights on from dusk to dawn.
- ❖ *DO NOT* confront or attempt to apprehend a suspected criminal.
- ❖ Keep emergency numbers handy.
- ❖ Keep unattended doors and windows locked at all times.
- ❖ Keep an inventory of your valuables; engrave personalized identification whenever is possible, and keep an updated record of items, serial numbers and item's pictures in a safe place.
- ❖ Keep shrubbery, trees and bushes around the house trimmed.
- ❖ Make sure your house address number is clearly visible from the street.
- ❖ If you can afford it, get a home security and/or alarm system.
- ❖ Make home appear lived in at all times. Use automatic dawn-to-dusk lights outside and timers on interior lights, radio and/or TV.
- ❖ Always know who is on the other side of the door before opening it (be aware of scam artists and criminals)
- ❖ Do not put your name on the mailbox, just the number.
- ❖ Be proactive and support your community's initiatives and events.
- ❖ Get involved! Attend CrimeWatch and neighborhood meetings.



***Practicing Crime Prevention has to involve a change of old habits. Crime prevention can seem inconvenient at the beginning, and cause each of us some extra work; but in the long run it will reduce your risk of becoming a victim of a crime.***

Criminals often look for easy targets such as:

Unsuspecting people who are exiting their cars, distracted with their cell phones or walking on isolated or dark streets or alleys; valuables, packages or change left in plain view inside vehicles; unlocked doors on homes, buildings or vehicles and open garage doors.

No one wants to think of ever becoming a victim of crime or to live in fear, but we all are potential victims. This information is intended to be an alternative to fear and worry, and it is well worth it making it part of our daily routines and activities.

## **Could practicing Crime Prevention and Safety be inconvenient...?**

### **It could be inconvenient because...**

- It will tell you to stay in your car to allow a suspicious stranger to walk far enough away before you exit your car and go inside your home or business.
- It will not allow you to heat your car in the winter by leaving it running unattended on the driveway or street while you go back inside home.
- It will not allow you to leave your car unlocked and unattended while parked or pumping gas; or the engine running while picking up a cup of coffee at the local gas station or coffee house.
- It will not allow you to leave cash or valuables in plain sight in your vehicle.
- It will not allow you to leave your house door, windows or garage open and unattended for "convenience" or fresh air.
- It doesn't allow you to leave your bicycle unsecured and unattended on the front porch or lawn.
- It doesn't allow you to leave your kids (or your pets) unattended in the car, while you run back in the house to grab something or run a quick errand at the store.
- It doesn't allow you to leave purses or other valuables in the grocery shopping cart.
- It tells you to make sure you know who is on the other side of the door before opening it; and to call 911 immediately if you feel threatened or in danger.
- It requires that you lock the door after letting your pet out for his/her break.
- It requires that you are aware and alert of your surroundings at all times.
- It asks neighbors to look after each other and assist each other as possible, in order to create safer, stronger and **real** communities.
- It asks you to **call 9-1-1 Immediately** to report any suspicious or criminal activity in progress.

### **Gerardo Becerra**

**Crime Watch – Crime Prevention Specialist**

**Community Relations**

**Indianapolis Metropolitan Police Department – North District**

**Gerardo.Becerra@indy.gov**

**Office: (317) 327-3781**

**[www.indy.gov/activity/indy-crimewatch](http://www.indy.gov/activity/indy-crimewatch)**

## Speed Limits, Stop Signs, and Walking in the Dark

Unfortunately, we have to remind everyone again that the speed limit is 18 MPH and there are stop signs in our neighborhood and in Tamarack 17. For the safety of everyone—walkers, pets, and drivers—please observe the speed limit and stop at the stop signs. It is difficult to get service vehicles to observe the speed limit and stop signs, but we can do our part by reminding family and visitors. Thank you.

Please remember to wear light clothing, clothing with reflective tape, or carry a flashlight when walking in the dark. It is very difficult to see people wearing just dark clothing until the vehicle gets close. Hopefully it won't be "too close." Even though the walker can see the cars, the driver can't necessarily see the walker. Also, you should walk facing the traffic so you can see approaching vehicles.

## SPLAT Free Library

By now many of you have utilized the Free Library. There is a nice variety of books to choose from. Books you no longer want can be placed in the library. You don't have to leave a book to take a book. You can take as many books as you care to read. Books can be kept or returned to the box. If a book lingers too long it will be donated to a charity as we plan to keep the library current and tidy. Please don't leave any books outside the box and don't overstuff the collection. Volunteers have signed up to monitor the collection each month. Contact Judy Malarney (317-846-3509) or Nancy Snively (317-218-3507) if you have any questions.

## Neighbors Helping Neighbors

This program is still continuing. If there is anything you need or want (medicines, groceries, etc.), don't hesitate to call someone on the list. Addresses are included so you know who lives near you.

Liz Brainard	317-847-8525	9273 Spring Forest Dr
Emma Brown	317-668-2413	9266 Tamarack
Donna Cracraft	317-250-9043	9458 Tamarack
Mary Crevey	317-490-7381	9454 Tamarack
Beth Critser	573-239-3188	9439 Tamarack
Betty & Charlie Culp	317-432-2935	9251 Spring Forest Dr
Winnie Goldblatt (May 1 -Jan1)	317-848-6435	9534 Tamarack
Judy Libby	317-809-8314 (cell);	317-218-3801 (home) 9365 Spring Forest Dr
Carolyn & Les Magnes	317-669-6951	9248 Spring Forest Dr
Nancy Martin	317-626-7025	9507 Tamarack
Julio & Pilar Morera	317-746-8060 (Julio);	317-760-9680 (Pilar); 317-853-8159 (
	Home)	9316 Tamarack
Mary Oldham	317-432-4397	9443 Tamarack
Judy Palmer	317-445-2432	9440 Tamarack
Nancy Snively	317-443-3051	9536 Cedar Springs
Betty Yan	317-383-9100	9248 Spring Lakes Dr
Kristie Watson	317-294-7206	9265 Tamarack

## Welcome to new residents:

Alan & Lynda Cohen  
9376 Spring Forest  
937-371-5043

Terry & Mary Nicodemus  
9209 Tamarack  
317-800-0355

Mike & Dena Tuchman  
9549 Tamarack

### Units for Sale

9276 Tamarack Dr  
9543 Cedar Springs

In August Beth Critser, Peggy Kitterman, Mary Oldham, and Betty Yan tagged Monarch butterflies as they emerged from their cocoons. They were able to tag them while their wings were still wet and they couldn't fly. The population of Monarch butterflies has declined more than 80% in the last decade. There is only a 2% survival rate in the wild but near 100% if raised by human volunteers. This is a citizen science/volunteer project from University of Kansas at Lawrence ([monarchwatch.org](http://monarchwatch.org)). The recovery of the tagged butterflies provides much needed migration data of the butterflies allowing scientists to monitor the effect of climate change on their survival. Believe it or not the butterflies migrate from northeastern America to a remote mountain in central Mexico where they spend the winter. If you want more information or wish to participate next year, contact any of the women mentioned above.



### SPLAT website—[www.springmilllakesattamarack.com](http://www.springmilllakesattamarack.com)

The SPLAT website has lots of good information, such as the 2020 Co-owner's Handbook, the minutes for the HOA Board meetings, newsletters, by-laws, rules and regulations, upcoming events. It can be accessed from any computer or your cell phone.

Questions or Comments? Email: Carolyn Magnes at [cjmagnes@att.net](mailto:cjmagnes@att.net).

Please visit our SPLAT Website to review SPLAT documents and past newsletters at [www.springmilllakesattamarack.com](http://www.springmilllakesattamarack.com)

[cjmagnes@att.net](mailto:cjmagnes@att.net).

# ANTI - STRESS KIT

## DIRECTIONS:

1. PLACE ON FIRM SURFACE
2. FOLLOW DIRECTIONS PROVIDED IN CIRCLE
3. REPEAT UNTIL YOU ARE ANTI-STRESSED, OR BECOME UNCONSCIOUS



**BANG**

**HEAD**

**HERE**