

## SPLAT— The Quarterly Newsletter

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### 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 at dusk or 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 at the side of the road not in the middle and facing the traffic so you can see approaching vehicles.

## **From The President:**

The agreement with the developer of The Ridge at Williams Creek is ready to sign. However, we are still waiting on plans so our engineer can review them to make sure storm water doesn't come on to Tamarack. Our engineer will also shoot grades on the road bed before asphalt is applied, which could be 2 years away.

The Board is in the process of reviewing our engineer's report on our roads before we ask for bids from at least two (2) paving firms. Cornerstone is inspecting this year's projects of siding, flashing and fireplace repair and painting.

The dead trees and limbs removal planned for last winter didn't happen because the winning bidder went out of business. We are having the other bids updated and we will go forward with the best bid as soon as the monsoon season is over so the equipment doesn't tear up our lawns.

We know many of you have already had new mulch added. Please be sure you can see the top of your block - two (2") is recommended. Otherwise, you allow water into your crawl space or basement. See pages 7-9 for more details.

Seems our world hasn't made it back to pre-Covid days. So please stay safe.

Courtenay Weldon  
President, HOA Board

## **Bagging your Trash**

It would help keep our neighborhood looking nice if you make sure all trash items are put into trash bags. Loose items sometimes float away from the trucks when they are emptying the bins. Unfortunately, Republic Services who also does the recycling containers does not want papers put into trash bags.

## Operations management

Ardsley Management

Sarah Leveridge

[sleveridge@ardsleymgmt.com](mailto:sleveridge@ardsleymgmt.com)

317-253-1401

Direct: 317-259-0383, ext 223

Amy Rohrbach (Sarah's assistant)

[amy@ardsleymgmt.com](mailto:amy@ardsleymgmt.com)

317-259-0383, ext 0

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

**317-259-0398**

You need to contact Sarah at Ardsley for any problems/concerns you have with your unit. She is the go-to person rather than a board member.

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 .

### Helpful Phone Numbers:

- |    |                                       |  |
|----|---------------------------------------|--|
| 1. | Indianapolis Star vacation hold/start | 888-357-7827   |
| 2. | AES -in case of a power outage        | 317-261-8111   |
| 3. | Citizens Energy Group (emergency)     | 317-924-3311   |
| 4. | ADT—security alarm company            | 800-878-7806   |
| 5. | Republic Services (trash)             | 317-917-7300   |
| 6. | Ardsley Management- office phone      | 317-253-1401   |
| 7. | Mail hold/restart                     | Can be done online. Just be sure you use <a href="https://www.usps.gov">USPS.gov</a> |
- as there are others shown that charge fees.



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](https://www.myadt.com)

It is **IMPERATIVE** that all units be connected to fire and smoke alarms per our insurance. If you were not inspected by ADT in Fall 2021, please arrange to have that done immediately. If you are on another system, Ardsley must have an alarm certificate on file.

Your ADT customer number, which is unique for your unit, is in your Homeowner's Handbook on page 10.

## Rules and Restrictions

Are you planning a kitchen remodel.... adding new or replacing existing landscaping.....replacing old windows? These are just 3 examples of projects that will require Board approval. You'll need to make sure before you start a project that you're following the rules and restrictions that are in your SPLAT 2020 Handbook.

The Rules and Restrictions were adopted by your Board to not only protect the architectural integrity and harmony of our community but also to promote the safety and welfare of our residents and to maintain an acceptable quality of life.

The Rules and Restrictions and Architectural Control standards and Architectural Control Form are in your SPLAT 2020 Handbook. Please make sure that you know what the rules, restrictions and architectural standards are as they apply to all co-owners, family members, visitors and guests and will be enforced by your Board.

If you do not have a 2020 SPLAT Handbook, please contact Sarah Leveridge or her assistant, Amy Rohrbach: [sleveridge@ardsleymgmt.com](mailto:sleveridge@ardsleymgmt.com) or [amy@ardsleymgmt.com](mailto:amy@ardsleymgmt.com)

### **Crime Watch Security Suggestion #1**

Several neighbors have installed Ring Doorbells as an economical security measure. If you have Wi-Fi and a smartphone, you can install a Ring Doorbell for as low as \$59.99 -camera, \$29.99 - Chime (Best Buy). It is easy to install or have a neighbor assist and if all else fails, ask your grandson to do the job.

Click on this link for more information: <https://ring.com/products/video-doorbell-wired>

### **Crime Watch Security Suggestion #2**

If you see unfamiliar people walking around your condo, it is suggested you try to get a photo of the person(s). If a vehicle is in the street belonging to the strangers, take a photo of the vehicle and the license plate. Share this information with your block captain.

### **Crime Watch Security Suggestion #3**

Please do not leave any mail overnight in your mailbox. If you are going to be away even for just 1 night, have neighbor check you mailbox and collect any mail put in there. Put any mail with bills into the mailbox on the day of pickup. Mail is still being stolen out of boxes.

## Springmill Lakes Crime Watch Assignments

Find your street and then look for your address to find your block captain.

Report any suspicious activity to your block captain and/or call 911. Keep your garage doors closed. Set your alarm when leaving your condo.

Steve Cracraft  
[steven.cracraft@gmail.com](mailto:steven.cracraft@gmail.com)  
317-250-9097  
Tamarack Drive  
9458-9472-9476-9512  
9516-9520-9534-9538  
9542-9546-9545-9549

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317-691-9737  
Cedar Springs Drive  
9543-9539-9535-9544  
9540-9536-9526-9522  
9514-9510  
Tamarack Drive- 9521-9525

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317-908-6880  
Tamarack Drive  
9436-9440-9450-9454  
9468-9435-9439-9443  
9457-9461-9507-9511

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9407-9403-9377

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9336-9346-9356-9366  
9376-9386-9373-9369  
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Spring Forest Drive  
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9238-9248-9247-9241-9237  
Tamarack Drive  
9266-9276-9316

Dick Kitterman  
[rgkitterman@comcast.net](mailto:rgkitterman@comcast.net)  
317-502-5272  
Spring Forest Drive  
9299-9309-9315-9321  
9329-9337-9365-9355-9345  
Tamarack Drive  
9432

Jeff Brown  
[jbrown@schahethotes.com](mailto:jbrown@schahethotes.com)  
317-372-6730  
Spring Forest Drive  
9257-9263-9269-9273  
9279-9283-9287-9291  
9295-9288-9278

Les Magnes  
[lmagnes@iupui.edu](mailto:lmagnes@iupui.edu)  
317-669-6951  
Tamarack Drive  
9209-9219-9229-9245  
9255-9265-9220-9230  
Spring Forest Drive  
9245-9251-9268-9248

## **Welcome New Neighbors**

Mark & Jen Kaiser  
9269 Spring Forest Dr  
Mark: 630-223-9422 mkaiser92@hotmail.com  
Jen: 630-849-7801 jenniferkaiser724@gmail.com

Adrienne Reisweg  
9538 Tamarack Dr.  
317-289-6333 areisweg@sbcglobal.net  
Will be moving in after renovations are finished

No units for sale at this time

### **Trimming vegetation hiding house numbers**

Several units have the house number covered by vegetation. It is important that the numbers can be seen easily. In the event of an emergency, your numbers may be very important to responders. This overgrowth is actually the resident's responsibility.

### **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 have or share a privacy fence, it is your, and neighbor if share part of the fence, responsibility to maintain it. If you need to repaint an old fence or paint a new one, you need to use SPLAT Gray.

### **MUSICIANS WANTED**

Do you play a musical instrument, including keyboard, or like to sing? We are looking for residents who would like to share their talents with the rest of SPLAT. Greg Harker gave 2 concerts/sing-a-longs last year plus the picnic. We are hoping to do that again this year. If you wish to be a part of the SPLAT Musicians, contact Greg Harker, 317-691-9737, gharker828@aol.com.



## Springmill Lakes Guide to Proper Foundation Landscaping Methods

It is the co-owners' responsibility to properly install and maintain foundation landscaping. To avoid moisture and drainage flow into the crawl space, two important elements are necessary.

1-Foundation landscaping needs to be graded away for the foundation to allow rainwater and irrigation water to flow away from the foundation.

2-If foundation planting beds are mulched, the mulch must be below the wood trim board and crawl space vents to eliminate water from entering the crawl space.



The left photo shows mulch stacked onto the crawl space vent. The right photos show what occurs in the crawl space due to improper mulch installation. The damage in the crawl space is due to improper foundation maintenance and is the responsibility of the co-owner.



The photo to the left demonstrates the proper mulch placement.

1-Keep the mulch below the lower trim board and against the concrete foundation.

2- Make sure the foundation grade is away from the condo to allow water to drain away from the foundation.



The photo on the left shows the mulch stacked onto the lower trim board. The foundation is not visible. The photo on the right shows the damage that can occur in the crawl space due to water seeping into the foundation. The damage shown in the photo to the right is the responsibility of the co-owner.



The photo to the left demonstrates the proper mulch placement.

Keep the mulch below the lower trim board and against the concrete foundation



## Proper Mulching Techniques:

- No single material is the best “all purpose” mulch for every job.
- The most effective landscaping mulches should not require annual replacement or extensive maintenance.
- It is recommended using mulch rated as AA dark brown. This type has good staying power and color.
- Mulch depth should range between 2 to 3 inches deep.
- Too much mulch can be harmful.
- If mulch exists check the depth.
- If sufficient depth is measured, break up any matted layers and refresh the appearance with a rake.
- Removing all old mulch is recommended since over time, some areas have a thick, unacceptable depth.
- If mulch is piled against the stems or tree trunks pull it back several inches so the base of the trunk is exposed.
- Landscape edging must be installed flush with the grade so rain and irrigation water flows away from the foundation.
- In order to reduce weeds in mulching beds, it is strongly recommended a pre-emergent be used. Pre-emergent can be purchased at the local hardware store.
- Pre-emergent is applied prior to mulching. Follow directions on bag.

## Foundation drainage grade must be maintained to promote water flowing away from the foundation

Landscape edging must be installed flush with the grade so rain and irrigation water flows away from the foundation. The below photos show unacceptable landscape edging installations



Landscape edging traps water not allowing it to drain—rain and/or irrigation  
**Removing landscape edging is an alternative that is recommended. Using a spade to define the edge is a common method for edging.**

## 2022 SPLAT Board of Directors and Officers

<b>Courtenay Weldon</b>	President	courtenay74@cweldon.net
<b>Jeanette Shallop</b>	Vice-president Hospitality	jjshallop@change-strategies.com
<b>Bernie Pierce</b>	Secretary Crime Watch/Nature Preserve Rep Co-Chair: buildings and grounds	bpierceprc@yahoo.com
<b>Judy Palmer</b>	Treasurer	jgpalmer9440@att.net
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<b>Ron Watson</b>	Co-Chair: buildings and grounds	rwatson1411@gmail.com
<b>Carolyn Magnes</b>	Communications Director	cjmagnes@att.net
<b>Sarah Leveridge</b>	Property Manager, Ardsley Management 317-253-1401	

### **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 (see pages 19-20 for mulching guidelines), 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)