

SPLAT— The Quarterly Newsletter

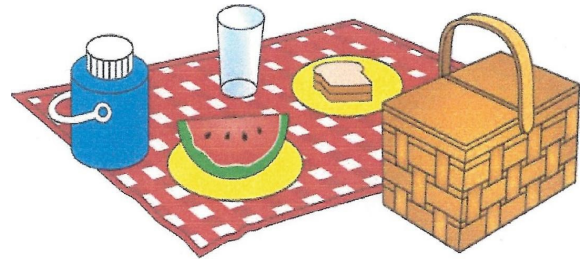


Welcome to our new residents

Donna Bonifield
9540 Cedar Springs Dr
317-626-3335
wcbonifield@yahoo.com

Kim & Jane Essenburg
9476 Tamarack
317-4435-4489
janeessenburg@gmail.com
essenburgkim24@gmail.com

Springmill Lakes/Tam 17 Annual Picnic



When: Sunday, September 10, 2023 – rain or shine

Where: Tamarack Drive by the Pond

Time: 5:00 p.m.-7:30 p.m.

Cost: \$30 per person; guests welcome.

RSVP: Mail or deliver your check to Carolyn Magnes @ 9248 Spring Forest by **Sunday, September 3**

Checks payable to: Springmill Lakes at Tamarack or SPLAT.

Join Your Neighbors And Make New Friends At A Delightful Evening By The Pond

Dinner by Earl B's food truck.



BYOB

Questions? Please contact:

Jeanette Shallop 317-373-7005 jjshallop@jeanetteshallop.com

Carolyn Magnes 317-669-6951, cjmagnes@att.net

Note: Tamarack Drive will be blocked off at both ends of the pond at 4 p.m. to set up for the picnic. Please leave areas at each end of on Tamarack for handicap the dock parking.



President's message for August 2023

The new streets and curbing really spruced up our neighborhood. Please see full report on next 3 pages.

Green Touch, our landscape contractor, is diligently repairing our irrigation systems with limited funds. We are scrambling to honor our operating and reserve budgets which only predicted a 4% inflation factor (our Reserve Study used a 3% increase) when it was as much as 25% for a few accounts. The 5 inches of rain with 50 mph winds in 1 ½ hours July 16th helped shorten the life of our roof shingles. That is like using the hard stream from a nozzle on them. Forecasters are predicting more of these kinds of events as world climate temperatures inch upwards. Manufactures estimate roofs "normal life" can be 25 years. A recent roof inspection by Rocklane, our roofing contractor, resulted in identifying several 20-year-old roofs that will have to be replaced soon. We had planned to start replacing roofs in 2025, but will probably have to move that up to 2024. Of course, any roof shingle damage caused by wind or tree limbs will be repaired immediately. The shingles won't match.

Courtenay Weldon
President, COA Board



Units for Sale

9544 Cedar Springs
9278 Spring Forest
9467 Spring Forest



The following provides a detailed account of the work completed on the streets in our neighborhoods. The project was not just replacing the streets but encompassed many areas that needed corrective action. For example, eliminated standing water, replaced damaged curbs, refurbished or replaced storm sewers, deep milled areas that had insufficient base and/or asphalt, and corrected drainage issues by changing grades and crowning the streets for proper drainage to the curbs.

Curbs:

Replaced a total of 1966' of concrete curbs including 662' that required significant changes in elevation to correct longstanding drainage issues, 465' with drainage deficiencies due to settling, and 839' of damaged curbs caused by excessive cracking and/or crumbling. This includes raising the entire roundabout curb area by as much as 5".



Changed the profile/elevation of the street/asphalt by an average of 5" at the roundabout, the intersection of Tamarack Drive and Tamarack Circle South, and the intersection of Spring Forest and Spring Lakes Drive to correct significant drainage deficiencies at those locations.



Milling:

Removed (milled) and reinstalled select street areas to add 4" of base asphalt and 1.5" of surface asphalt for a total thickness of 5.5". The original streets were found to be 1.5" thick (or less) in some of these areas. This occurred to a total of 10,089 square feet of street across 14 different locations.

Storm Sewers:

Installed concrete storm collars and made structure repairs at 7 storm drain inlets. This includes one where the entire structure was rebuilt and the casting was lowered 2" to improve drainage, and one that was moved forward 6" because it was originally installed off the side of its structure and was sinking in the dirt.



Storm sewer under repair and finished product



Crowned Pavement:

Improved (and in some cases created) crown (high point at the center of the street) so the new streets drain to the curbs. This required the addition of approximately 3" of new surface asphalt in the center of the street in some locations.



Project Team: L-R Dan Courtney, KMC, Tim Morris, PE, TM Engineering, Bernie Pierce, Alan Atlas, Tam 17, Courtenay Weldon.



Subdrains:

Installed 270' of subdrain (French drain) to alleviate persistent water running across the backs of curbs. This also required the replacement of a strip of asphalt behind the curbs of three drive-

Project Cost Summary:	
Engineering and Design	\$14,942.00
Paving Contract	\$421,550.60
Project Management	<u>\$21,805.00</u>
Total Project Cost	\$458,297.60

Operations management

Kirkpatrick Management Company (KMC)

Dan Courtney

dcourtney@ekirkpatrick.com

317-588-8736

Mindy Swanson (Dan's assistant)

mswanson@ekirkpatrick.com

317-827-0360

For any problems/concerns you have with your unit you need to contact Dan Courtney at KMC . He is the go-to person rather than a board member.

You must also talk with KMC 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 KMC. It is realized that there are emergencies when something needs to be done immediately. If that occurs, notify KMC as soon as possible .

Helpful Phone Numbers:

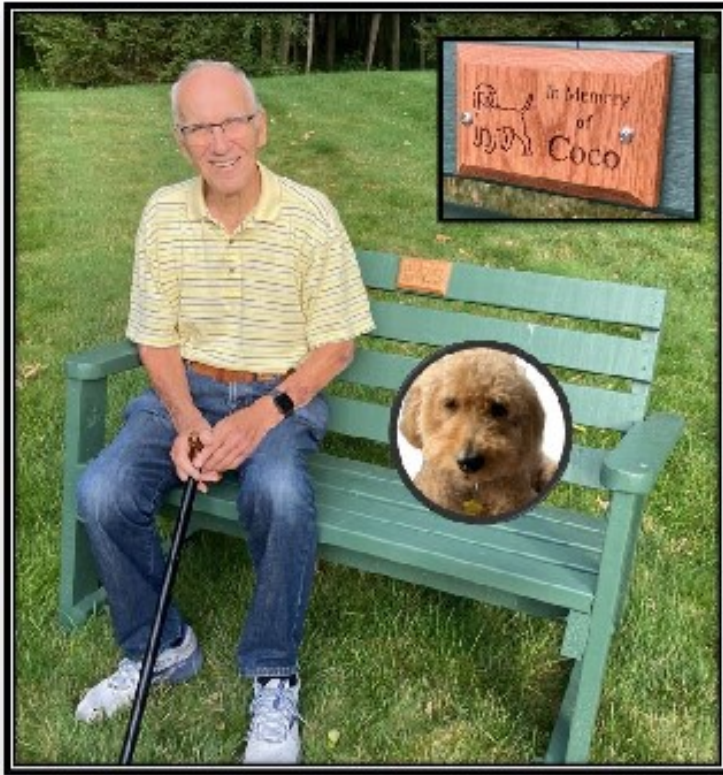
1. Indianapolis Star vacation hold/start 888-357-7827
2. AES -in case of a power outage 317-261-8111
3. Citizens Energy Group (emergency) 317-924-3311
4. ADT—security alarm company 800-878-7806
5. Republic Services (trash) 317-917-7300
6. KMC- office phone 317-588-8736
7. Mail hold/restart Can be done online. Just be sure you use [USPS.gov](https://www.usps.gov) as there are others shown that charge fees.

Architectural Control Form Submissions

To ensure that your request is on the agenda, your form must be received by the Kirkpatrick Management Company at least 7 days prior to the COA Board meetings, which are on the third Monday of the month. This will allow Board members time to review your request before the meeting. The Architectural Control Form and instructions for completing and sending the form can be found on page 15 in the 2023 Handbook.

2023 Homeowner's Handbook

By now you should have received the new 2023 Homeowner's Handbook. Please read thoroughly and note the information on the inside of the back cover. If you have not received one, contact Courtenay Weldon (317-669-0110), Bernie Pierce (317-418-2086), or Gene Eddy (317-844-1387).



Summertime Photos

Left: Ralph and Connie Fowler donated funds to build a park bench in memory of Ralph's best friend, Coco

A new park bench replaced the glider that was in poor condition. The new park bench was built by Greg Harker and Bernie Pierce, with funding compliments of Ralph and Connie Fowler. The familiar "sailboat" bench was painted green by a generous neighbor.



ASAP Aquatics treating the lake.



REMEMBER
YOUR
PASSWORD

All representatives **must** confirm your verbal password before assisting you in order to confirm your identity.

If you have forgotten your password, you can request it be mailed to you at your account address.

You may also change your password by logging onto www.MyADT.com:

- Sign into your MyADT.com account (or register if you haven't already).
- Select the **Account** tab.
- Select the **Profile** tab.
- Click the **Edit** link and enter your Verbal Security Password, then press **Save**.

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

It is **IMPERATIVE** that all units be connected to fire and smoke alarms per our insurance. ADT comes every Fall to check the fire alarms in your unit. If you are on another system, KMC must have an alarm certificate from that company on file.

Instead of a sign
that says 'do not disturb'
I need one that says
'already disturbed
proceed with caution'



Women know. They just know. Even if they didn't know, they would know. Men might not get this, but women will, because they know.

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 and the driver knows you see them.

Going to be away?

If you are going to be away for a weekend, a week, a month or longer, please let a neighbor and/or your Crime Watch block captain know. There have been a few instances where papers were on the driveway for several days plus a full mailbox. No one knew if the person(s) were away or in their unit needing help. Giving someone a key is also helpful. Again, there have been instances where the "emergency key" has been used. Thankfully all of these times the outcomes have been positive. But, needless to say, there were some worried people for a while. There is a form in the Homeowner's Handbook to fill out and give to your block captain and a neighbor. Forms do not need to be used if only going away for a night or a weekend. Just let a neighbor know you will be gone. If you do not know who your block captain is,

SPLAT website—www.springmilllakesattamarack.com

The SPLAT website has lots of good information, such as the 2023 Co-owner's Handbook, the minutes for the COA Board meetings, newsletters, by-laws, rules and regulations, upcoming events. It can be accessed from any computer or your cell phone.

We have a new website—same address, different look. Please be patient with it as there are some glitches that are still being worked on.

Please visit our SPLAT Website to review SPLAT documents and past newsletters at www.springmilllakesattamarack.com

2023 SPLAT Board of Directors and Officers

Courtenay Weldon	President	courtenay74@cweldon.net 317-669-0110
Jeanette Shallop	Vice-president Hospitality	jjshallop@change-strategies.com 317-373-7005
Max Oldham	Treasurer	max.oldham@att.net 317-908-6880
Barb Banner	Architectural control	barbbanner01@gmail.com 507-254-4360
Steve Cracraft	Nora Community Council Rep	steven.cracraft@gmail.com 317-250-9097
Bernie Pierce	Secretary Crime Watch Coordinator Nature Preserve Rep Co-chair building and grounds	bpierceprc@yahoo.com 317-418-2086
Ron Watson	Co-Chair: buildings and grounds	rwatson1411@gmail.com 317-363-1411
Katie Betley		katie.betley@gmail.com 317- 997-6655
Jim Funk	Insurance	jwfunkjr@sbcglobal.net 317-590-5024
Carolyn Magnes	Communications Director	cjmagnes@att.net 317-669-6951
Dan Courtney	Property Manager, Kirkpatrick Management	317-588-8736 dcourtney@ekirkpatrick.com

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
317-250-9097
Tamarack Drive
9458-9472-9476-9512
9516-9520-9534-9538
9542-9546-9545-9549

Greg Harker
gharker828@aol.com
317-691-9737
Cedar Springs Drive
9543-9539-9535-9544
9540-9536-9526-9522
9514-9510
Tamarack Drive- 9521-9525

Max Oldham
max.oldham@att.net
317-908-6880
Tamarack Drive
9436-9440-9450-9454
9468-9435-9439-9443
9457-9461-9507-9511

Gene Eddy
gene9336@gmail.com
317-844-1387
Spring Lakes Drive
9336-9356-9366-9406
Spring Forest Drive
9467-9457-9447-9417
9407-9403-9377

Bob Lowe
lrobertlowe@outlook.com
317-439-5305
Spring Forest Drive
9336-9346-9356-9366
9376-9386-9373-9369
Spring Lakes Drive
9327-9321-9271-9261-9416

Bernie Pierce
bpierceprc@yahoo.com
317-418-2086
Spring Forest Drive
9328-9318-9308-9298
Spring Lakes
9238-9248-9247-9241-9237
Tamarack Drive
9266-9276-9316

Dick Kitterman
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
317-372-6730
Spring Forest Drive
9257-9263-9269-9273
9279-9283-9287-9291
9295-9288-9278

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