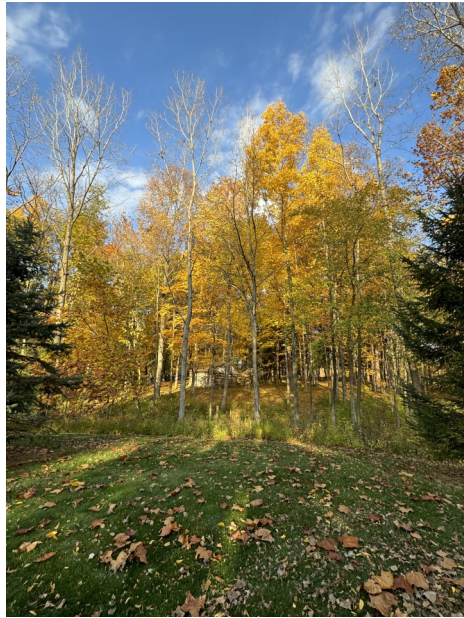


SPLAT— The Quarterly Newsletter



Welcome to our new residents

Alvin & JaDora Moore
9467 Spring Forest Dr
815-382-5769
alvin.b.moore@hotmail.com
317-409-3468 JaDora
jadoras@netscape.net

Susan Moore
9287 Spring Forest Dr
847-309-8035
smmoore000@gmail.com

Chuck & Peggy Stuart
317-430-4726 (Chuck)
chuckstuart1@icloud.com
317-530-4724 (Peggy)
pjstuart2@icloud.com

Eric Gillispie & Patricia Treadwell
9436 Tamarack
317-372-9430
elgillespie@hotmail.com

Units for Sale

9255 Tamarack
9278 Spring Forest
9315 Spring Forest
9328 Spring Forest
9544 Cedar Springs

Recap of Annual COA Meeting, October 24, 2023

Call to Order:

A quorum was established: 43 in person and 35 by proxy

President Courtenay Weldon acknowledged and thanked neighborhood volunteers. New residents were introduced. We have completed our agreement with TMK Development adjacent to our community and have received \$50,000 payment for sewer and water easements. President Weldon thanked Dan Courtney, Kirkpatrick Management for his fast-learning curve during the first year as our property manager.

Treasurer Report: Max Oldham

2022 financial audit was presented and approved. Street repaving project total cost was \$471,122.25, \$16,338.70 over budget. Keeping in mind the magnitude of the project, the final cost was well within the realm of cost estimation. The 2023 Financial report was presented for the Operating and Reserve accounts. Both accounts are expected to be within budget. The 2023 financial report was approved. The 2024 budget was presented. Over the past two years significant cost increases have occurred. Several examples were given: Lawncare/Grounds, Building Maintenance, Administrative/Professional Fees and Insurance to name a few. Details of both the Operating and Reserve accounts were presented with supporting rationale. A monthly fee increase was approved to increase from 2023 @ \$537/month to 2024 @ \$560/month. A significant project for 2024 is to develop a plan for re-roofing. Preliminary work has already begun, and the plan will be presented to the co-owners in the summer of 2024 for feedback.

Proposed Change to Section 6.09 of the By-Laws. In the past, a sale fee has been assessed in the amount of 1/3% of the selling price. This fee is assessed to offset maintenance requirements on the unit so the sale can be completed. Due to our experience and maintenance cost increases, the proposal is to increase the sale fee from 1/3% to 0.6% of the selling price. The proposal passed and went into effect immediately.

Board Election for the 2024-2025-2026 Term. There were four candidates for three openings, Barb Banner, Jeff Brown, Erik Risman and Jeanette Shallop. By vote, the following people were elected - Banner, Brown and Shallop.

The meeting was adjourned.

Operations management

Kirkpatrick Management Company (KMC)

Dan Courtney

dcourtney@ekirkpatrick.com

317-588-8736

For any problems/concerns you may 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.

Changes to our Residents' List

There was an error with the phone number for Bill and Noelle Scott. The home number (land line) should be 317-844-9968.

Helene Simon celebrated her 102nd birthday by moving into Marquette Manor. As soon as we have an address for her, it will be passed along. Good news—her unit has already sold.

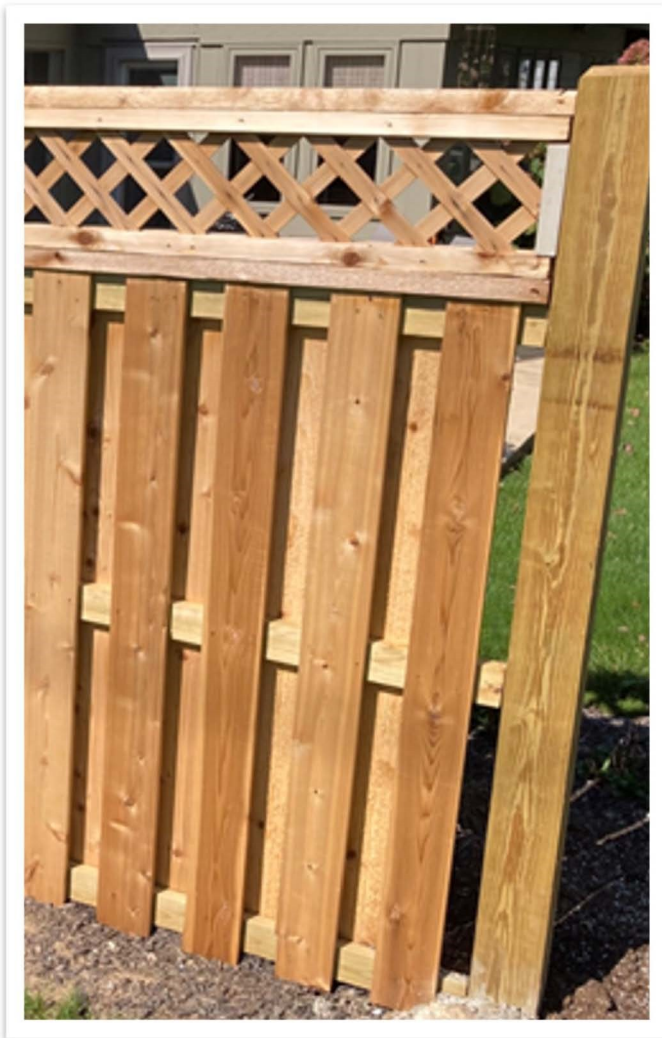


The board reviewed the window policy and the privacy fence policy.

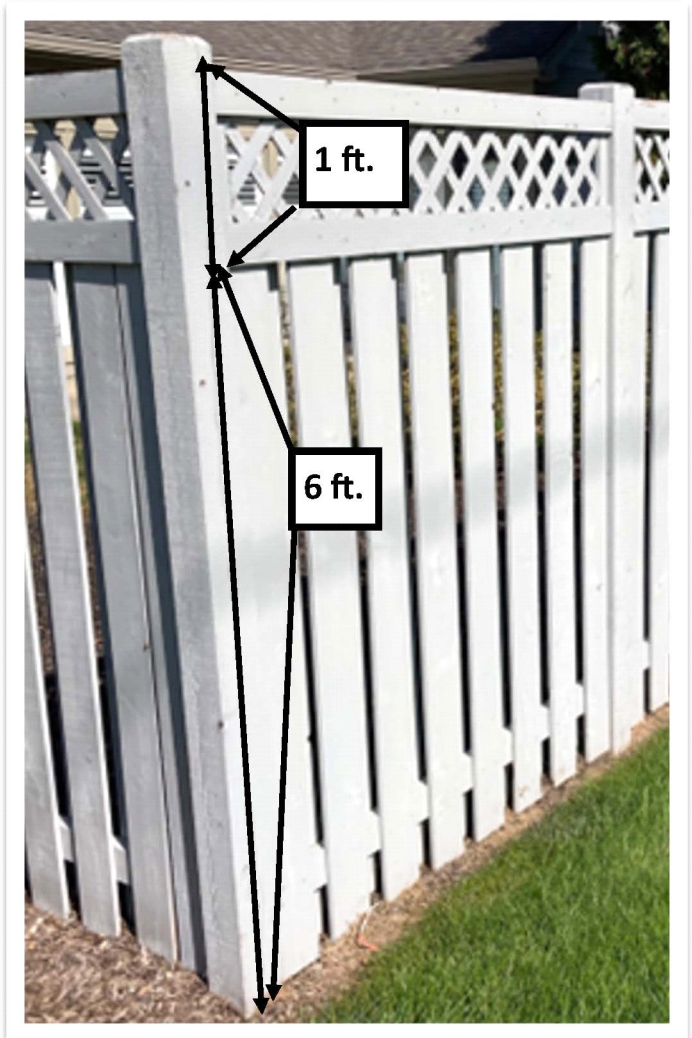
In the case of the fence policy, we realized that no detailed specification has ever been published. The attached fence specification details the requirements for new privacy fences and privacy fences that are being replaced.

SPLAT Privacy Fence Specification: October 2023

- Overall height must be seven (7) feet.
- The lower six (6) foot section must be shadow box design as shown.
- The upper one (1) foot section must be a diagonal lattice design as shown.
- Fence must be painted SPLAT Gray
- Sherwin Williams RAF SPLAT Gray: A89W01151
- Paint may be purchased at a discount at the Sherwin Williams store on Michigan Rd and 86th St or on Rangeline Rd.
- New privacy fences and replacement privacy fences must follow these specifications



Example of new construction



Example of a completed installation painted SPLAT Gray

Revised Window Policy

In the case of the window policy, we determined that the original requirements were not specific enough. You will see by the revised window policy that there is no approval requirement for repairing or renovating existing windows. Approval will be required if the co-owner decides to replace the entire window with a completely new window such as Pella or Anderson.

Handbook p 10 (Approved at the October 16, 2023, board meeting)

Co-owners are responsible for all windows and doors. Maintenance/repair may be performed on the original Bilt Best windows. Window Makeover, <https://www.windowmakeoverinc.com/>, is a company several co-owners have used and have been pleased with. Another company specializing in BiltBest replacement parts is Accurate in Oak Lawn, IL <https://www accuratesash.com/>. Maintenance/repair of existing windows does not require an Architectural Control Form. This includes replacing rotten sash panels, sill plates, mechanical parts and replacing broken thermal seal glass. Exterior wood trim must be painted RAF SPLAT Green A89W00153 and can be purchased at Sherwin Williams stores locate at Michigan Rd. and 86th St. and Rangeline Rd. in Carmel.

If the co-owner chooses to replace the entire window assembly with a more modern and more energy efficient product such as Pella, Renewal by Andersen, or equivalent, an Architectural Control Form must be submitted for approval. The primary items to be considered for approval are: windows must be casement design and directly replace the original window in size and appearance and the clad sash and metal trim must be a color that matches or blends with the SPLAT exterior green trim paint surrounding the window.

Handbook p 20 (no change)

<u>DESCRIPTION</u>	<u>OWNER</u>	<u>COA</u>	<u>BOARD APPROVAL</u>
Windows			
Caulking		X	
Glass, including thermo-seal	X		
Operation (hardware, closures)	X		
Cleaning	X		
Storm	X		
Screens	X		
Exterior Trim		X	
Frames (exterior and Interior)	X		
Replacement – Sash, complete window assembly	X		X
Weather Stripping	X		
Skylights	X		

Sunday, October 8, 2023

STREET REPAVING PROJECT

Funds Available:

Loan	\$ 300,000.00	
Interest Accrued (through August 31)		\$ 9,471.13
Special Assessment		\$ 106,000.00
Payment from Tamarack 17		<u>\$ 39,312.42</u>
TOTAL		\$ 454,783.55

Payment from Tamarack 17 (Breakdown):

Project: (Tamarack Drive) @ 13.8% =	\$ 33,684.10
Engineering: @ 13.8% =	\$ 3,752.75
Reimbursements:	
Tim Morris \$1,037.50 @ 13.8% =	\$ 143.18
Green Touch \$7,395.06 @ 13.8% =	\$ 1,020.52
Reinstalling "Loop" at Gate @ 13.8% =	\$ 711.87
TOTAL	\$ 39,312.42

Cost of Project:

ACE	\$ 421,550.60
Tim Morris Engineering	<u>\$ 40,579.50</u>
TOTAL	\$ 462,130.20

Total Costs/Payments:

ACE	\$ 413,118.01
Tim Morris Engineering	\$ 40,579.50
Tim Morris Reimbursement	\$ 1,037.53
Repair to Irrigation/Turf	
Green Touch (reimbursed by ACE)	\$ 7,395.31
Paid by SPLA	\$ 3,833.40
Repair to "Loop"	<u>\$ 5,158.50</u>
TOTAL	\$ 471,122.25

Amount Over Budget: \$ 16,338.70

\$ 4,000.00 charged to 2022
\$ 12,338.70 for 2023 Reserve budget to make up

Welcome New 2024 COA Board Member and Farewell to Long-serving Member

We welcome a new Board member for 2024, Jeffrey Brown who was elected to the Board at the COA Annual Meeting October 24, 2023. Jeffrey and his wife Wendy reside at 9288 Spring Forest Drive. Also, Barb Banner and Jeanette Shallop were elected for second terms. They have both been great assets to the Board.

As we welcome Jeffrey, we will be saying good bye to Jim Funk who has served on the Board as both President and Insurance expert. Thank you for all of your hard

Congratulations to Jim Funk

Butler University Alumni Association announced the 2023 recipients of eight alumni awards, which honor individuals for their commitment to the University and to their communities. Among this year's recipients is our own Jim Funk, Jr. ('69). He received the Robert Todd Duncan Alumni Achievement Award. The Alumni Awards program began in 1979 to recognize alumni whose personal and professional accomplishments bring honor and distinction to Butler University, perpetuating its reputation for excellence, and whose fine example warrants high commendation from the Butler University Alumni Association. In 1995, the Alumni Association Board of Directors established the specific, named awards we have today. Honorees are nominated by fellow alumni, faculty, and staff. Nominations are accepted year-round, and a subcommittee of the Alumni Association Board of Directors reviews and selects the honorees each year. Recipients of the Mortar Award and Foundation Award are chosen by the University, and are also honored at the Alumni Recognition Ceremony. The Robert Todd Duncan Alumni Achievement Award is granted to Butler University graduates or former students whose outstanding personal and/or professional accomplishment brings honor and distinction to the University, and individual attainment and/or contributions for the betterment of society. The Robert Todd Duncan Alumni Achievement Award recognizes those who have earned their degree more than fifteen years prior to the presentation of the award. Congratulations, Jim!

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.

Association Insurance Information

Your association carries insurance on our complex for the benefit and protection for all residents. As many of our structures are 2, 3, or four units per building, each resident is responsible to aid in avoiding issues that may cause an increase in overall insurance costs, which are passed along to residents in the monthly fee. The association carries insurance to cover our buildings and, to keep costs reasonable, certain rules have been established. The insurance company periodically inspects our property and expects compliance with our established rules.

Several rules that are in our revised handbook and should be noted:

Page 6, “ADT alarm systems must be maintained at all times”. This includes during any vacancy or sale period. If a resident moves away from ADT (which fees are paid by your association), an alarm certificate must be furnished to the management company annually.

Page 6, “No grilling is allowed inside of a garage or enclosed area. Grills must be at least 6 feet from any structure when in use”.

“No gas heaters or firepits are permitted on the premises”.

Page 8, Insurance - “Each co-owner is required to carry a minimum of \$ 500,000 of personal liability coverage on their property”. This will protect the owner in the event of an action or activity of the owner causes harm to another resident or property.

As most are aware, due to numerous storms and fires across our country, insurance costs have risen, and the availability of coverage has lessened. Thus, we represent to our carriers that we do monitor potential hazardous situations. Your adherence to these rules benefits all of us.

Friendly Reminder

As voted on at the COA Annual meeting in October, the monthly COA fee will be \$560 for the calendar year 2024. Kirkpatrick will be sending out more information and payment booklets by the end of the year.

Tom Kretz, developer of property on eastside of SPLAT sent us this information.



We Honor our Veterans laying to rest at Williams Creek Cemetery
*Robert O. Amos, WW II, US Navy; Gordon L. Amos, WW II (Killed in Action over Germany), US
Army Air Corps*
Issac N. Burk, Civil War; John T. Burnell, WWII (Bronze Star Medal, Purple Heart), US Army
*George R Burnell, Korea, US Army; Louise Burnell, Jr., US Army; James Clark, Civil War, US
Army*
Jacob Cruse, Civil War, US Army; Henry Davis, Civil War, US Army
John Hussey, Civil War (Killed in Battle of Chickamauga), US Army
Sgt. George W. Johnson, WW II, US Army; Sgt. Rene "Ron" Kindell, Vietnam, US Marine Corp.
*John W. McCormick, Civil War, US Army; Harry R. O'Haver, WW I, US Army; Denzil Neville,
WW II, US Army*
Ulrick O'Haver, US Army; Marvin D. Pike, Jr., Korea, US Marine Corps
*James W. Robinson, WW I, American Expeditionary Forces, US Army; Robert S. Tingle, Civil
War, US Army*
Lawrence Welch, Spanish American War, US Army; Robert L. Whitaker, Vietnam, US Army
William H. Woodford, Vietnam, US Army



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.

Winterizing

- ♦ Disconnect garden hoses; drain hoses before storing
- ♦ Drain and store any birdbaths
- ♦ Empty flower pots before storing or leaving outside
- ♦ Winterize your gas grill: turn off LP tank; clean and oil burners and other metal parts to repel moisture; if storing outside, cover the whole grill unit; if storing inside, do NOT bring the tank inside.
- ♦ Get out your warm coat and gloves
- ♦ Find some good books to read if we get snowed in.

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



Summer of 2023--
Flowers and Landscaping Scenes in
the Neighborhood



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J
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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
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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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9468-9435-9439-9443
9457-9461-9507-9511

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9407-9403-9377

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9376-9386-9373-9369
Spring Lakes Drive
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Tamarack Drive
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9329-9337-9365-9355-9345
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9279-9283-9287-9291
9295-9288-9278

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9209-9219-9229-9245
9255-9265-9220-9230
Spring Forest Drive
9245-9251-9268-9248