

SPLAT— The Quarterly Newsletter



Picture provided by Bernie Pierce

HAPPY NEW YEAR—2024

Welcome to our new resident

Patti Aldridge
9435 Tamarack
425-246-2203
Patti.aldridge@gmail.com

Janice Coleman
9544 Cedar Springs
317-430-2027
janicecoleman36@gmail.com

Noel Callahan & Joan Saligoe
9315 Spring Forest
482-202-2091
jmsaligoe@yahoo.com

Units for Sale

9255 Tamarack
9278 Spring Forest
9328 Spring Forest

President's Message for February

Happy New Year!

We welcomed eight new condo owners in 2023--

Accomplishments for 2023 were significant, and the street repaving leads the list of completed projects. In addition to the streets, substantial improvements were completed on about ½ of the irrigation system. Other accomplishments include common area landscaping, 13 condos painted and repairs to the exterior and roofs to name a few.

Two major projects are planned for 2024:

Irrigation:

In addition to completing repairs on the water lines and sprinkler heads we will be replacing all of the 20+ year old controllers. The new controllers will provide better water management and improve maintenance productivity. In addition to the new controllers, we will be installing a weather monitoring feature in two zones. This additional feature will provide a real time watering schedule based on the weather. We are hoping this feature will save water and thus reduce costs.

Roofs:

The second project is a detailed study of our roofs. The oldest roof in the community is 20 years old. Typically, roof life is estimated at 25 years. This may be true in some cases, but roof life is very dependent on things such as sun load and weather. To do a complete analysis of our roof conditions a committee has been assigned the task of defining the problems and solutions. The committee members are co-owners Bernie Pierce, Max Oldham, Courtenay Weldon, Mark Kaiser and our property manager Dan Courtney. At the completion of the study, information sharing meetings will be held with all co-owners. Currently, we plan to present our findings in the June timeframe.

Crime Watch:

Les Magnes has taken over the responsibility of Crime Watch Coordinator previously held by Bernie Pierce. This position coordinates Crime Watch communications and block captain assignments.

Contact Les at--lmagnes@iupui.edu, 317-294-0800

So far, this winter we have been fortunate that we have not had significant snow falls. As a reminder, we will shovel the streets and walks if it snows three (3) inches or more.

Stay safe and stay warm.

Best regards,
Bernie Pierce
President

KIRKPATRICK MANAGEMENT COMPANY CONTACT INFORMATION SHEET

Street Address: 5702 Kirkpatrick Way
Indianapolis IN 46220-3925
Hours of Operation: M-F 9:00am-5:00pm

Main Phone Line: (317) 570-4358
(800) 899-6652
After Hours Emergency: (317)-570-4358

YOUR MANAGEMENT TEAM

Community Association Manager

Dan Courtney, CMCA, AMS (317) 588-8736
dcourtney@ekirkpatrick.com

Regional Manager

Joe Winship (317) 558-5347
jwinship@ekirkpatrick.com

Customer Service Representative

Carson Martin (317) 588-1358
cmartin@ekirkpatrick.com

Customer Service Manager

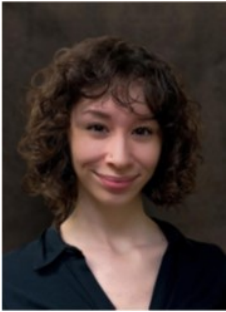
Talena Price (317) 558-5339
tprice@ekirkpatrick.com

Closing Department

Justin Kersey (317) 558-5379
jkersey@ekirkpatrick.com

Accounts Receivable

accounting@ekirkpatrick.com
(317) 570-4358



Effective this past October, Carson Martin is SPLAT’s Customer Service Representative. Carson has been with KMC since August of 2023. Prior to joining KMC Carson worked in bookselling, brand promotion, and auto insurance. Carson enjoys reading mystery novels and working on art projects. She can be copied on e-mails sent to Dan Courtney as she assists him with the “easier” tasks.

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/recycle) | 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 |
- as there are others shown that charge fees.

Corrections to November new residents

Chuck & Peggy Stuart
9446 Spring Forest
317-430-4726 (Chuck)
chuckstuart1@icloud.com
317-430-4724 (Peggy)
pjstuart2@icloud.com

Eric Gillispie & Patricia Treadwell
9439 Tamarack
317-372-9430
elgillespie@hotmail.com

Crime Watch Alert from January 6, 2024

Mail stolen from mailboxes.

On January 5 between 5 pm to 9 pm mail was stolen from SPLAT mailboxes. This was reported to us by the Carmel Police Department. Carmel PD recovered mail from about ten (10) addresses in SPLAT. They delivered the mail this morning to SPLAT residents. In most cases, the envelopes were opened. We know mail was taken prior to 9pm last evening.

We cannot emphasize enough:

1. Pick up your mail every day—if you need someone to assist in getting your mail, contact your neighbor or block captain.
2. Do not let delivered mail stay in your mailbox overnight.
3. Do not place mail in your mailbox for pick up the next day.
4. It is not necessary to raise the mailbox flag if you have mail for pick up. The mailman opens every mailbox as he makes his rounds.

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.



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.

Cold Weather Safety Tips

John Trimble, a SPLAT resident provided these tips learned from 42 years in the defense of bodily injury claims.

When you go out, even to get your mail or trash cans, dress warmly. People who are under dressed for cold weather tend to hurry and walk with their heads down and they are more likely to fall or walk into something.

Always wear gloves and do not walk with your hands in your pockets. People who fall with their hands in their pockets cannot catch themselves, and they suffer far greater head and facial injuries and fractured elbows.

If you go out in your car, wear your coat and gloves. You need to be prepared for the possibility of an accident where you are trapped in your car or your car is disabled and you have to stand in the cold. It is also advisable to have a blanket and a stocking cap in your car in cold weather.

KIRKPATRICK MANAGEMENT
SUGGESTS THE FOLLOWING

*****WINTERIZING TIPS*****

With winter upon us, we will soon see low temperatures and low temperatures mean frozen pipes.

Please winterize outside water faucets as listed below:

1. Disconnect hose from outside faucet;
2. Shut off water supply to outside faucet;
3. Turn on outside faucet to drain, and;
4. Store hoses for winter.

In addition we realize that some residents will be out of town for the winter leaving their homes vacant for a period of time.

Listed below are a few suggestions to prevent freezing pipes while your unit is vacant;

1. Shut off water main;
2. Set thermostat to a minimum of 55-60 degrees;
3. Open cabinet doors around sinks, dishwasher and wet bars;
4. Shut off water heater or set to minimum setting. If you choose to drain your water heater, please be sure to turn off power prior to draining;
5. Install anti-freeze in toilet stool and tank; and
6. Leave a key and your contact phone number with a neighbor in case of an emergency.

- * Also - keep in mind that it is recommended that chimney flues should be cleaned on an annual basis. Dryer vents also need to be cleaned out at least once a year to prevent buildup and help with the performance of the dryer.
- * In addition please check all washer fittings and hoses to make sure they are attached properly and the rubber is not worn out.

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, contact Les Magnes (317-294-0800, lmagnes@iupui.edu).

Please visit our SPLAT Website to review SPLAT documents and past newsletters at www.springmilllakesattamarack.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
9467-9457-9447-9446-9417
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
317-294-0800
Tamarack Drive
9209-9219-9229-9245
9255-9265-9220-9230
Spring Forest Drive
9245-9251-9268-9248

Crime Watch Coordinator
Les Magnes
lmagnes@iupui.edu
317-294-0800

1-31-24

2024 SPLAT Board of Directors and Officers

Bernie Pierce	President Nature Preserve Rep	bpierceprc@yahoo.com 317-418-2086
Jeanette Shallop	Vice-president Hospitality	jjshallop@change-strategies.com 317-373-7005
Max Oldham	Treasurer	max.oldham@att.net 317-908-6880
Katie Betley	Secretary	katie.betley@gmail.com 317- 997-6655
Barb Banner	Architectural control	barbbanner01@gmail.com 507-254-4360
Steve Cracraft	Nora Community Council Rep/Legal	steven.cracraft@gmail.com 317-250-9097
Courtenay Weldon	Building and Grounds	courtenay74@cweldon.net 317-669-0110
Ron Watson	Insurance	rwatson1411@gmail.com 317-363-1411
Jeffery Brown		jbrown@schahethotels.com 317-372-6730

Additional Contacts

Dan Courtney	Property Manager, Kirkpatrick Management	317-588-8736 dcourtney@ekirkpatrick.com
Gene Eddy	“Mr. Lightbulb”	317-844-1387 Gene9336@gmail.com
Carolyn Magnes	Communications Director	cjmagnes@att.net 317-644-9800
Les Magnes	Crime Watch Coordinator	lmagnes@iupui.edu 317-294-0800