

SPLAT— The Quarterly Newsletter



Picture by Pilar Morera

ANNUAL MEETING—MARK YOUR CALENDARS

This year's HOA annual meeting will be:

Monday, December 5, 2022

7:00 PM

Drury Plaza Hotel—96th and Meridian

Welcome to New residents

Bill & Noelle Scott
9521 Tamarack Dr
408-250-3053 (cell)
bill.scott.xtra@gmail.com

Erik & Benji Risman
9514 Cedar Springs Dr
317-733-1230
rismanerik@gmail.com

Streets and Curbs

Status: Our initial plan was to start street repaving September 26. Due to the lack of availability of concrete this date has been pushed back several times. Currently, the plan is to start replacing concrete curbs on or about November 1st.

Plan: The first step will be to remove and replace the concrete curbs that have been identified for replacement. Work has already started on the curbs. The areas to be replaced are being prepared for removal. The first step is to cut the curb sections to be removed. Replacing the curbs will take about three (3) weeks. Once the curbs have been replaced the asphalt will be laid. This will take about one (1) week.

Procedures: During the street replacement project, the streets will be a challenge for our neighbors to navigate the area. Patience is requested.

Curb replacement at your driveway—If the curb at the entrance to your driveway is replaced, you will have no use of your drive for four (4) days. Day one (1) -removal of old curb. Day two (2)—concrete will be poured. Days three (3) and four (4)—cannot drive on the new concrete.

Note: If you leave your car in the garage during the curb replacement at your drive entrance, you will not have use of your vehicle for four (4) days.

Parking—you can park on the street out of the way of the construction, use auxiliary parking areas or park in your neighbor's drive.

Leaving and entering SPLAT—during the street repaving project the 96th St. gate will remain open.

Tamarack Dr. will be closed four or more days for curb replacement at the circle at the AES easement—A major renovation will take place at the circle on south Tamarack Dr. This will require closure of through traffic on Tamarack Dr. Closure will be at least four (4) days and possibly more. During this period, Tamarack Seventeen will enter via the 91st St entrance. SPLAT residents will enter at the 96th St. entrance.

Paving Plan—At the conclusion of all the identified curbs being replaced, the streets will be prepared for the asphalt installation. Asphalt installation is planned to take about one (1) week. Once the asphalt is installed normal street usage will be in effect.

Any questions: Contact Courtenay Weldon - courtenay74@cweldon.net, Bernie Pierce - bpieceprc@yahoo.com or Alan Atlas --regal40@gmail.com

Operations management

Ardsley Management

Sarah Leveridge

sleveridge@ardsleymgmt.com

317-253-1401

Direct: 317-259-0383, ext 223

Amy Rohrbach (Sarah's assistant)

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 USPS.gov |
- 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 September 2022, 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.

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

I-465 Northwest Project

IDOT has a project to improve the I-465 corridor from the Monon Trail (just east of Five Seasons) around to 86th St to the west. See included map below. This corridor is rapidly becoming a traffic and infrastructure problem. For example, there are two crashes per day during the 7-8am and 4-5pm rush hours. 64% are rear end accidents and 16% are side swipe accidents. Within the corridor there are 37 bridges of which 17 are in very bad condition. Two intersections are being looked at for a major redesign—Meridian St./US31 and the intersection at I-465 and I-865. The main objective is to improve exit and entrance to these two exchanges, along with adding lanes to improve lane change management. The first item for improvement is to replace the Township Line Road bridge over I-465. The bridge replacement will occur in 2024. The remainder of the project will begin after 2025.



WE WANT YOUR INPUT!

Please contact us to provide comments or ask questions about the project



INDOT Customer Service

www.INDOT4U.com | (855) 463-6848

Please reference "I-465 Northwest"

Units for Sale

9315 Spring Forest Dr (Nancy Mealy)
9540 Cedar Springs Dr (Edie Vasu)

2022 Annual HOA picnic

This year's picnic was an event to remember. We had blue skies and rain. That didn't dampen the fun and socializing. Some had large umbrellas they shared, another shared their covered patio, and others just put their hoods up. It cleared up in time for the clean up! Everyone pitched in with that endeavor.



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 Bernie Pierce (317-418-2086; bpierceprc@yahoo.com).

My memory's not as sharp as it used to be.

My memory's not as sharp as it used to be.

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. 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 acknowledgement 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.

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 .

SPLAT Privacy Fences

If you have a privacy fence or share one with your neighbor, it is your and your neighbor's responsibility to maintain it. If you need to repaint an old fence or paint a new one, you need to use SPLAT Gray. If boards need replacing, now is the time to do so to let them age before painting.

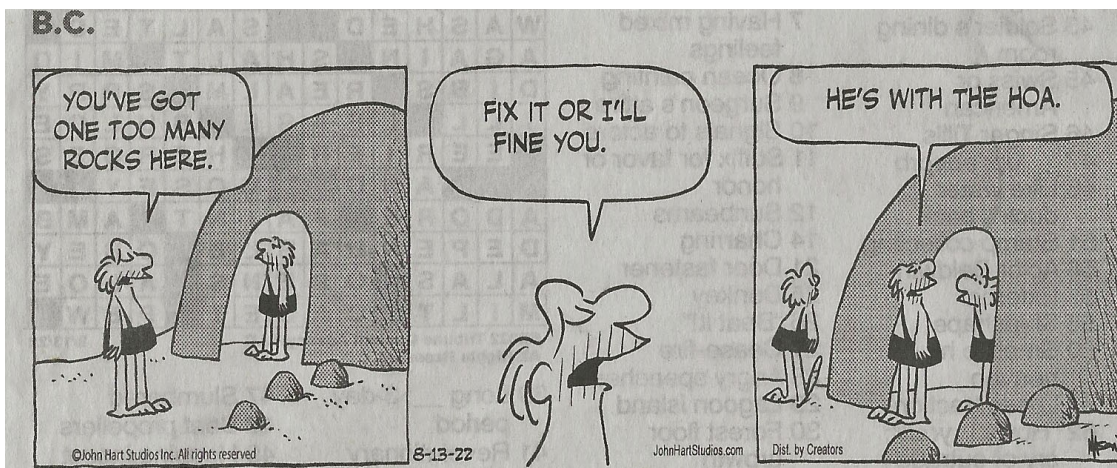
If you need any paint for your unit, you can go to a Sherwin-Williams store on Michigan Rd and 86th St or in Carmel on Rangeline Rd. They have the information to get the correct color(s) for you. You can also get a discount as a co-owner because it is listed on the SPLAT painter contract, R.A.F. Be sure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

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.



2022 SPLAT Board of Directors and Officers

Courtenay Weldon	President	courtenay74@cweldon.net
Jeanette Shallop	Vice-president Hospitality	jjshallop@change-strategies.com
Bernie Pierce	Secretary Crime Watch/Nature Preserve Rep Co-Chair: buildings and grounds	bpierceprc@yahoo.com
Judy Palmer	Treasurer	jgpalmer9440@att.net
Katie Betley		katie.betley@gmail.com
Barb Banner	Architectural control	barbbanner01@gmail.com
Steve Cracraft	Nora Community Council Rep	steven.cracraft@gmail.com
Jim Funk	Insurance	jwfunkjr@sbcglobal.net
Ron Watson	Co-Chair: buildings and grounds	rwatson1411@gmail.com
Carolyn Magnes	Communications Director	cjmagnes@att.net
Sarah Leveridge	Property Manager, Ardsley Management 317-253-1401	

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