

SPRINGMILL LAKES AT TAMARACK

SPLAT– The Quarterly Newsletter



SAVE THE DATE **SPLAT-Tam 17 ANNUAL PICNIC**

Sunday, September 15, 2024

5:00 pm - 7:30 pm

Rain or Shine

Tamarack Drive by the lake

Cost: \$25/person

RSVP by Sunday 8 to Carolyn Magnes either by mail or in person, 9248 Spring Forest Dr

Make checks payable to Springmill Lakes at Tamarck or SPLAT

Dinner catered by City BBQ

BYOB

Questions: Contact:

Jeanette Shallop 317-373-7005

jjshallop@jeanetteshallop.com

Carolyn Magnes 317-644-9800 cjmagnes@att.net

Note: Tamarack Dr will be blocked off at both ends of the lake at 4:00 pm to set up for picnic. Please leave areas at each end of the dock on Tamarack for handicap parking.

President's Message

Now that we are a little over midway through the year, we can report several accomplishments. Painting and repairs have been completed on 14 condos. We have upgraded our irrigation system with new controllers and Wi-Fi weather monitors that are intended to reduce our water expenses. Since our community is getting along in years, we are dealing with mature landscaping. We have trimmed or removed trees that are dead or a potential risk to damage buildings. As Fall approaches, we plan on replacing several trees that died or were damaged during a storm. We encourage everyone to evaluate your landscaping for possible removal and/or replacement. This, along with keeping the weeds under control, is a necessary task--thanks in advance.

Roofs: Contractor quotes have been received and we are now planning to implement a roof replacement strategy. In 2025, we plan to replace roofs on three buildings. The three buildings are a two condo, three condo and four condo building. These buildings represent all combinations of buildings in our community. The 2025 plan is to not only replace the roofs but to determine if there are any "hidden" problems we cannot identify during the initial inspections. The 2025 replacement will provide information for us to continue replacement in 2026 or wait until a later date. More information will be shared soon.

Insurance: Our insurance premium has skyrocketed from about \$65,000 in 2023 to over \$213,000 in 2024. There are several reasons for the high premium--age of our community, roof age and most important, total valuation. Valuation determines what the insurance covers. In our case, our Declarations requires the Association to insure walls out and walls in, or the entire building. This drives the valuation to a very high number. Our replacement insurance covers the entire building, restoring it to builder grade, not including upgrades. Currently, our valuation is about \$48M. As we investigated the reasons why, we discovered that our Declarations require the Association to insure walls out and walls in. To reduce the valuation and obtain a more affordable premium, we have concluded that we need to revise our Declarations to walls out only. This will dramatically reduce the valuation. This approach requires the co-owner to carry walls in insurance, commonly known as HO6. This may already be in place since co-owners carry insurance for contents and upgrades. We may be double insured between the Association and the co-owners' contents insurance. Our objective is to reduce the total cost of insurance. This will require a combination of Association and co-owner insurance. Our initial look at walls in insurance (HO6) reveals that the cost is not very much and most likely the co-owner is already adequately insured. Our plan is to present the revised Declaration of walls out only at the small group meetings in September and take a vote for acceptance. This Declaration amendment is critical to allow the Association to obtain more affordable insurance.

TK development Update: For the past month, there has been little activity. This is due to the requirement by the city to let the sanitary sewer settle and then be tested. The sewer has been approved, and work will begin, weather permitting. The plan for now is to have the street completed by the end of August. Another task being planned is to tap into the water main on Tamarack Dr just north of the lake. When this happens,

SPLAT may have a brief interruption of water service. We will let everyone know when this is planned. Construction has begun on the first home in the development. It will be a very large home with many amenities including a pool. Completion may take up to two years.

Save the Date:

Mark your calendar for our annual picnic, Sunday, September 15th, 5-7:30 pm rain or shine.

See you at the picnic
Bernie Pierce
President



Image of the original fixture selected in 2006



Fixture 18 years latter

Carriage lights history

The carriage lights at the garage doors as well as the fixture at the front door are maintained by the Association-this includes replacing defective bulbs at the two garage fixtures. Lights are controlled by a dusk to dawn sensor. The carriage lights provide street lighting for safety and security. Up until 2004 bulb replacement was handled by our property manager. This meant a service call charge in addition to the bulb cost. Starting in 2004, a co-owner volunteer took over bulb replacement and fixture inspection. Today, our Mr. Light Bulb is Gene Eddy. Gene inspects the light fixtures about every two weeks. The most common problems with our lights are bulb life, loose bulb sockets and dusk to dawn light sensors. With the advent of LED technology, we are using an LED rated at 2700K (traditional incandescent color) and 1600 Lumens—equivalent to 100 Watts.

The original carriage lights were replaced in 2006 with the current fixture. The present fixture is made of bronze, an alloy of copper, tin, and nickel that's strong and resistant to corrosion. Bronze is a popular material for outdoor lighting fixtures and can last for decades. Bronze also develops an attractive patina over time, enhancing its aesthetic appeal. Therefore, there is no need or plan to paint the light fixtures. One request—periodically, wipe the glass panels inside and outside with a damp cloth. This will brighten up the light

Units for Sale

9230 Tamarack
9255 Tamarack
9315 Spring Forest
9526 Cedar Springs

Please visit our SPLAT Website to review SPLAT documents, Homeowner's Handbook, past newsletters, COA Board meeting minutes, and other information at:

www.springmilllakesattamarack.com

All the documents on our website contain important information. However, the most important document is the Homeowner's Handbook. It has concise information concerning rules and regulations.

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. You **MUST** submit an Architectural Control form and get board approval **BEFORE** the project begins.

Mulching Guidelines



Mulching landscaping beds is an excellent way to enhance your yard appearance. It is important to note that too much mulch can cause issues shown in the included photos. It is important to follow the guidelines in the Handbook and presented in this notice. It is a common practice to add mulch each year. This causes mulch build up as shown in the photos. It is recommended that old mulch be removed to eliminate build up and, in some cases, mulching every other year is a good practice to consider.

KIRKPATRICK MANAGEMENT COMPANY CONTACT INFORMATION

Street Address: 5702 Kirkpatrick Way
4358 Indianapolis IN 46220-3925
Hours of Operation: M-F 9:00am-5:00pm
4358

Main Phone line: (317} 570-
(800} 899-6652
After Hours Emergency: (317)-570-

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
Kaileen Duncan (317) 588-5381
kduncan@ekirkpatrick.com

Customer Service Manager
Talena Price (317) 558-5339
tprlce@ekirkpatrick.com

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

Accounts Receivable
accounting@ekirkpatrick.com
(317) 570-4358

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. Kaileen Duncan can be copied on e-mails sent to Dan Courtney as she assists him with the "easier" tasks.

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. It is also a good idea to use the yellow hold/forward cards provided by the post office. Those can be given directly to the post office or put in mailbox for carrier to pick up. This ensures that the post office actually gets it.



The Springmill Lakes at Tamarack 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.

**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**.
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Protect yourself from check scams

- Don't mail a bill with a check from a mailbox. If possible, instead go inside the post office to drop off a bill. Never leave mail in your own mailbox overnight.
- Call to make sure the check was received by a business, charity or family member. Contact the bank immediately if you spot a problem.
- Pay attention to who cashes the check. Some scammers don't change the amount on the check but will change the payee.
- Don't write your Social Security number, credit card information, driver's license number or phone number on checks.
- Report stolen mail as soon as possible.
- Consumers are asked to report crimes or call 911 when they suspect someone might be trying to rob a mail carrier.

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 Magnés (317-294-0800, lmagnes@iupui.edu).

Speed Limits, Stop Signs, and Walking in the Dark



Unfortunately, we need 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.

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
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 317-844-1387
 Spring Lakes Drive
 9336-9356-9366-9406
 Spring Forest Drive
 9467-9457-9447-9446-9417
 9407-9403-9377

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

Bernie Pierce
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 Spring Forest Drive
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 Spring Lakes
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 Tamarack Drive
 9266-9276-9316

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 Spring Forest Drive
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 9329-9337-9365-9355-9345
 Tamarack Drive
 9432

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

Les Magnes
lmagnes@iu.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@iu.edu
317-294-0800

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@jeanetteshallop.com 317-373-7005
Max Oldham	Treasurer	max.oldham@att.net 317-908-6880
Katie Betley 317- 997-6655	Secretary	katie.betley@gmail.com
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
Jeffrey Brown	Insurance	jbrown@schahethotels.com 317-372-6730
Ron Watson		rwatson1411@gmail.com 317-363-1411

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@iu.edu 317-294-0800