

SPRINGMILL LAKES AT TAMARACK

SPLAT— The Quarterly Newsletter

**Welcome to our new residents****Hello new neighbors!**

Springmill Lakes at Tamarack Board would like to welcome you to our neighborhood AND offer a briefing to help you learn more about our community.

If you have not had a chance to participate in our New Neighbor gathering, please join us on:

DATE: Wednesday, June 19

TIME: 4:30 - 5:30

LOCATION: Judith Libby's condo: 9365 Spring Forest

RSVP: judithlibby1@gmail.com

We will enjoy getting to know you and welcoming you to our community.

Newest residents: Unfortunately, as the closings have been very recent, we do not have information on all the new residents

Bill & Jerri Bruckman
9278 Spring Forest Dr

Rev Msgr Joseph Schaedel, Jr
9328 Spring Forest Dr
jschaedel@stluke.org

Paul Madden & Jenny Matthews
9345 Spring Forest Dr
317-750-9530 (Paul)
maddenz@comcast.net
317-289-3324 (Jenny)
jmattbogey@gmail.com

9366 Spring Forest Dr

President's Message

Since our February newsletter, four more condos have been sold and we welcome our new neighbors. Newcomer details are listed in the newsletter above.

Annual Exterior Maintenance and Paint—This year we are painting four buildings that include 13 condos. Work is just about wrapping up. Our contractor, CertaPro, provides painting service and exterior repairs. This year we have experienced a greater cost for exterior repairs than last year. Overall, our buildings are in good shape. If you see a problem with your exterior, let our property manager, Dan Courtney, know, and he will investigate the issue you report.

Irrigation—Green Touch (GT) is in the process of installing new controllers and two WiFi weather monitoring stations. The new controllers will offer a much more efficient maintenance process. The WiFi weather monitor will offer a more sophisticated method to manage water. For example, if it is raining, the irrigation will not turn on. This feature is automatic and can be controlled from GT's office. With the new controllers and weather monitoring features, we expect to realize water saving. We will update our findings later this year.

TMKdevelopment—In our April UPDATER, details of the development to our east were shared. As you can see, there is a lot of activity installing utilities and streets. As stated earlier, this should take about six weeks. According to Tom Kretz, Developer, some parts of the landscaping will begin as soon as the road construction is completed, and others will be dependent on what time of year it will be best to plant the particular plants, but at the worst, they should most likely be in by this fall.

Insurance—We are continuing to search for a more affordable insurance policy for our community.

Roofs—Our roof study is progressing. We have completed two roof inspections to determine the extent of the roof conditions and the order of replacement-worst to best. This month we will continue to analyze the roof conditions and finalize our findings. The next step is to create a specification to be sent out to roofing contractors for pricing.

Annual Geese Management --A DNR certified contractor will be removing the geese from the community. This will take about two months.

Warm weather and an abundance of rain has certainly jump started our foundation landscaping and common areas. Our neighborhood is busy with landscaping activity by co-owners and contractors. The place looks great! Thanks to all for your attention to our community.

Best regards,
Bernie Pierce
President

Cutting a hole in the exterior of your condo requires architectural approval.

If your proposed project requires cutting a hole through the exterior of the building (through the roof, siding, or brick), you must submit an Architectural Control form and get board approval before the project begins. It is recommended that prior to submitting an Architectural Control form for approval you consult with our Kirkpatrick property manager. Guidance for location and visibility from the street will be some of the considerations to be considered.

Examples of items that may need a hole cut in the condo exterior.

- High efficiency central AC/Heating units
- High efficiency water heaters
- Split type air conditioners
- Skylights
- Sun Tunnels
- Radon exhaust vents

Chimney Flues

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. A vendor who has been used frequently in SPLAT is:

Dryer Vent Solution
 Cleaning-Repair-Installation
 John Manley;
 317-833-4339;
john.manley@dryerventsolution.com



HOME FIRE SAFETY CHECKLIST

- Stay in kitchen when frying, grilling or using an open flame
- Never smoke in bed
- Large and small appliances are plugged directly into wall outlets. Do NOT use extension cords with them.
- Furniture, curtains, dish towels and anything that could catch on fire are at least 3 feet from any type of heat source.
- At least twice a year practice a fire escape plan with your family.

Units for Sale

9255 Tamarack

9472 Tamarack

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.

If your proposed project requires cutting a hole through the exterior of the building (through the roof, siding, or brick), you **MUST** submit an Architectural Control form and get board approval **BEFORE** the project begins.

Please visit our SPLAT Website to review SPLAT documents, past newsletters, COA Board meeting minutes, and other information at:
www.springmilllakesattamarack.com

TMK development status:

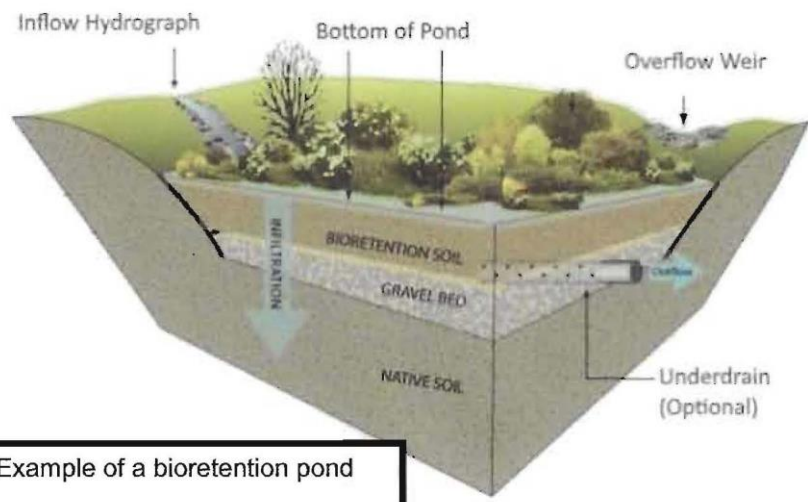
All permits have been received and the project is moving forward. In preparation for the street and home construction a silt-fence has been installed around the perimeter of the property. This is to guard against loose soil being washed onto neighboring properties during heavy rains or flooding. The silt-fence will remain throughout the construction process, and until final grading occurs.



Initial excavation for the road, drainage, sewer, water & gas lines have started and is expected to take approximately 6 weeks. An asphalt street will be completed within the next 6 weeks. The street will be used for construction traffic. A final asphalt layer will be installed upon completion of the project.

For the safety of our neighbors, Tom Kretz requests we do not walk onto his property during the construction period.

The excavation work being done by the nature preserve boardwalk is for a bioretention pond. The pond will collect drainage from the TMK development. The purpose of a bioretention pond is to collect water and let it absorb into the ground. If the drainage is excessive, the water will drain off to Hoover Run using a conduit underneath the boardwalk.



96th St. turn lane (blister) status

As many of you may have noticed, Carmel Public Works has completed their tree and brush removal and has begun work on relocating the existing power poles along the north side of the road. This is to allow for our new traffic blister, turning lane, and walking path. Carmel expects to begin road construction in the next couple of months, but due to the complexity of raising the elevation of the road along the north side, they will not be completed with everything until early 2025.

Lake Maintenance: In addition to weed and algae control we have added muck or sediment treatment to the lake. The intent is to clear leaves and other debris from the lake bottom and improve depth and water quality.

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 Magnes (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
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 317-691-9737
 Cedar Springs Drive
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 9540-9536-9526-9522
 9514-9510
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 Tamarack Drive
 9432

Jeff Brown
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 Spring Forest Drive
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 9279-9283-9287-9291
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Les Magnes
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 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

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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 317-669-0110	Building and Grounds	courtenay74@cweldon.net
Ron Watson 317-363-1411	Insurance	rwatson1411@gmail.com
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