

SPLAT— The Quarterly Newsletter



Photograph by Bernie Pierce

Outgoing and Incoming Board Members

As the new year begins, we want to thank two outgoing COA Board members. Max Oldham, Treasurer, and Ron Watson, Insurance. They both worked very hard at two difficult jobs. Their work is greatly appreciated.

The Board has two new members joining them for three-year terms. Kim Essenburg will be the new Treasurer. Mark Kaiser is the “member-at-large” helping wherever he is needed.

Katie Betley and Jeanette Shallop will be switching positions. Katie will move from being Secretary to the Vice President position. Jeanette Shallop will replace Katie as Secretary.

Thank you to everyone, past and current, who have volunteered to serve on the SPLAT COA Board.

2025 First Quarter Newsletter ^B

Looking back at 2024 activities and accomplishments—

- Our property insurance cost dramatically increased in the spring. As a result of the excellent work by board member, Jeffrey Brown, in early fall, a new policy was obtained substantially reducing our annual premium. Unfortunately, we had to have an assessment to cover the early premium cost. The new insurance policy no longer requires the Association to provide 'walls-in' coverage. Instead, it is now the responsibility of each owner to purchase her/his own insurance (HO6) to protect against loss or damage. The full declaration, including these changes, is available on the SPLAT website. <https://springmilllakesattamarack.com/resources>
- We continued to manage mature trees and landscaping in the common areas. Six trees were planted in the fall, replacing dead and storm damaged plantings. The north and south shorelines of the lake were groomed for a better appearance. This will be an annual project.
- Irrigation improvements were completed. New controllers were installed, and two weather monitoring devices were installed for the purpose of reducing water usage. About 85% of the irrigation system is now operating and the plan is to have the system at 100% by the end of 2025
- In 2024 we welcomed nine new neighbors.
- In the spring, the 96th St. gate started to malfunction. We determined that the electrical service was old and deteriorated. The service has been rebuilt.
- The left turn lane at our 96th St entrance was scheduled for completion in 2024. That did not happen. One reason for the delay is the Citizens Energy project, installing a new gas line along 96th St. Hopefully the turn lane will be completed in 2025
- Each year we plan to repair and/or replace paver walks and aprons. In 2024 we did not accomplish this due to the contractor experiencing personal hardship. The 2024 plan and needs identified in 2025 will be completed.
- Roof replacement analysis and plans started. Several information sharing meetings were held to inform and educate the co-owners on the roof conditions. Plans for small group meetings and project approval are scheduled for the 1st quarter of 2025.
- Lake maintenance and treatments were improved in 2024. An additional treatment for sediment was added. This treatment is meant to dissolve leaves and other small debris that falls into the lake.
- The lake boardwalk was renovated in late December. As you know, the boardwalk was not level. This was due to a flood some years ago and the boardwalk floated and when it settled down it was out of position. The work completed in late December repositioned the boardwalk and secured it with support on both sides to level and stabilize the structure. The under framing of the boardwalk is in good condition. In the future, we will look into re-decking the structure since the top boards are 30+ years old.



What's Happening in 2025

- Annually we plan for snow, and guess what-- 10+ inches.!! Our snow removal contractor Lemke Landscape did a nice job taking care of the two snow fall events. Let's hope we have seen the last snowfall of the year.
- Recently, the 96th St gate was damaged. A Republic truck, working with the gas pipeline contractor backed into the exit gate. Republic's insurance is paying for the repair.
- Street maintenance—crack sealing on all the streets will be completed this year
- Tentatively, we are planning to sealcoat all drives and auxiliary parking pads.
- In the December board meeting it was decided to remove all the honeysuckle located on both sides of the lake and along Hoover Run. Honeysuckle is an invasive plant and offers no benefits. In some cases, we will replace the honeysuckle with a more appropriate bush. This project will take several years to complete. As implementation starts, information will be shared.
- Small group meetings will be scheduled to discuss the roof replacement options. Meetings will be held in late February and early March.

Reminders for your safety and convenience:

- Keep your garage doors closed
- Observe the 18-mph speed limit
- Bag your trash so it does not blow out of the container during pick up by Republic
- Set your alarm when you are away
- Be on the lookout for walkers

Happy New Year
Bernie Pierce
President

KIRKPATRICK MANAGEMENT COMPANY

CONTACT INFORMATION

Street Address: 5702 Kirkpatrick Way
4358 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
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Closing Department
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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:

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| 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.

Welcome to our newest resident

Susie Kehoe
9255 Tamarack
specialedwina@hotmail.com

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.

Modifications to Condo and Architectural Control Form Submissions

If you are considering condo modifications, please be sure to submit the Architectural Control Form to both Kirkpatrick Management Company and to Barb Banner, member of the Board to get approval from the Board. 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. Any questions, contact Dan Courtney, dcourtney@ekirkpatrick.com, or Barb Banner, bannerb-ber01@gmail.com, 317.254-4360.



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.

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.

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.

Thank you.

KIRKPATRICK MANAGEMENT SUGGESTS THE FOLLOWING

WINTERIZING TIPS

With winter upon us, we are seeing 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.

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.

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1-31-25

2025 SPLAT Board of Directors and Officers

Bernie Pierce	President Nature Preserve Rep	bpierceprc@yahoo.com 317-418-2086
Katie Betley	Vice-president Hospitality	katie.betley@gmail.com 317- 997-6655
Jeanette Shallop	Secretary	jjshallop@jeanetteshallop.com 317-373-7005
Kim Essenburg	Treasurer	essenburgkim24@gmail.com 317-445-6610
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 317-441-5444
Jeffery Brown	Insurance	jbrown@schahethotels.com 317-372-6730
Mark Kaiser		mkaiser9200@gmail.com 630-301-2132

Additional Contacts

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Gene Eddy	“Mr. Lightbulb”	317-844-1387 Gene9336@gmail.com
Carolyn Magnes	Communications Director	cjmagnes@att.net 317-644-9800
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