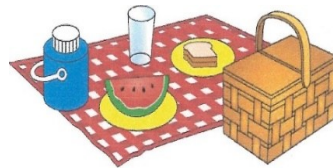


SPLAT— The Quarterly Newsletter



The Annual SPLAT-TAM 17 CATERED Picnic



When: **Sunday, September 7, 2025 - rain or shine**
Where: On Tamarack Drive by the pond
Time: 5:00 PM - 7:30 PM
Cost: \$25 per person; guests welcome
RSVP: Mail or deliver your check to Carolyn Magnes, 9248 Spring Forest Dr by Sunday, August 30
Checks payable to: Springmill Lakes at Tamarack (or SPLAT)

Join your neighbors and make new friends at a delightful evening by the pond

Dinner by City BBQ which is back by popular demand

**MORE FOOD
MORE CHOICES
MORE FUN**

BYOB(Booze)



Water will be provided

A Message from the President

Chimney/Fireplace Update: Thank you for your continued patience as we work through the details regarding your chimneys and fireplaces. We've completed a thorough review of both the chimney/fireplace systems and our governing documents to better understand responsibilities and requirements. Our goal is to provide clear, accurate guidance that helps everyone move forward with confidence. We're currently organizing the information we've gathered and expect to share a comprehensive update with you within the next week or two. Your cooperation is appreciated in maintaining the safety and integrity of your home.

Recent Accomplishments:

- Painting and carpentry have been completed on 14 condos
- Green Touch (GT) has complete shrub trimming
- The boardwalk stairs have been reconditioned
- Walk repairs and replacements have been completed for this year

Projects in progress:

- Four buildings, 12 condos, will receive new roofs, starting in mid-September.
- GT will be trimming shrubs again in August.
- Handbook revisions are planned for the end of the year.
- A new Reserve Study is in progress. This is intended to prioritize what future projects and related expenses we need to plan for.
- Our annual common area landscape improvements have been approved and will begin shortly

Large Tree Management Common Areas:

As our community matures, we are seeing more large trees that need to be removed. We inspected the entire community with our tree contractor and have identified over 10 trees that need to be removed or trimmed. These trees pose a risk of damaging condos if they fall or drop dead branches. The plan to manage the large trees will be scheduled for February and March of 2026 to take advantage of a winter discount.

Large Tree Management Co-Owner Responsibility

In addition, to common area trees requiring attention, co-owner trees have similar problems. Trees that are in condo courtyards and adjacent to the condo exterior have become too large. They are impinging on the roof, and the roots are near the building foundation. These trees need to be removed to prevent damage. Co-owners will be notified of their responsibility to manage the trees. It is suggested that the work be completed in the winter, to benefit from the winter discounts tree contractors offer.

See you at the Annual Picnic -- Sunday, September 7th, 5 to 7:30pm

Take care,
Bernie Pierce
President

Summer scenes in Springmill Lakes Make sure your landscaping beds are weed.free.



Boardwalk stairs repairs and renovation



Welcome to our newest residents

Joe Bateson & Katie Marlowe
9229 Tamarack Dr
317-919-9229 (Joe) 317-919-7999 (Katie)
joebateson@gmail.com markowekbd@sbcglobal.net

Jan Schutt
9435 Tamarack Dr
317-410-4171

Annual Meeting

Mark your calendars for the Annual Meeting
October 29, 2025
Drury Inn
9625 N Meridian
7:00 PM

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.

PET OWNERS

Please remember to keep your dogs leashed and under your control when walking through the neighborhood. This is not only a SPLAT community rule it is a Marion County ordinance. Additionally, it is always your responsibility to pick up after your dog. Unfortunately, there is evidence these rules are not being followed. Please keep your pet safe and be respectful of the common areas as well as your neighbor's landscaping.

Payments for Roof Assessments

Everyone should have received their coupon books for the yearly roof assessments. The next quarterly assessment of \$500 will be due the first of Oct. A late fee of \$15 will be assessed after October 15. Please note that along with mailing in checks for the assessments, you can also go online to make your quarterly payments through the KMC portal just like you do your monthly dues. The portal can be accessed by clicking on this link: springmilllakesattamarack.frontsteps.com.

Dryer vent cleaning

It is strongly recommended that you have your dryer vent cleaned at least once a year. It is amazing the amount of lint that can build up. The National Fire Protection Association (NFPA) reports that dryers and washing machines cause an average of 15,970 fires each year, with dryers causing 92% of them and an average of \$200 million in property damage.

The following is only 1 of many companies who clean dryer vents. Dryer Vent Solution has done many jobs in SPLAT.

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

Like to Play Bridge?

SPLAT has a neighborhood bridge group that plays once a month, normally on the 4th Tuesday. If you play and would like to be added to our Sub list, please contact Nancy Snively at 317-443-3051 or nsnively@att.net for more information. We're a fun group of ladies and we'd like to have you join in the fun. We welcome all skill levels.

Looking back to the spectacular Bradford Pear Trees in Springmill Lakes

Back in 1985, as Springmill Lakes was being built, developer, Tim Blakley decided to plant hundreds of Bradford Pear trees along the streets. At that time, Bradford Pear trees were the “darling” of the landscapers. The tree displayed wonderful white blossoms in the spring and in the fall the leaves turned a deep red — what a deal!

By 2012, the Bradfords were starting to show their age. Branches regularly broke off with the slightest wind. In addition to the fragile branch system, in the fall the trees dropped thousands of small pears on the streets and on mailboxes. This resulted in a real mess on the streets and caused the mailboxes to rust and look terrible.

As the trees aged, many had to be removed or cut back, making the appearance unacceptable. In 2014, with assistance of an arborist and board member Nancy Snively it was decided to remove all Bradford Pear trees and replace them with a species variety to eliminate any common tree disease or other factors from wiping out the entire tree population. This plan embraced a plan of biodiversity.

Remember the Emerald Ash Bore? Some communities planted Ash trees, and they are gone. Also Dutch Elm disease. Newest threat is Spotted Lanternfly. Biodiversity combats these catastrophic events.

Starting in 2014, we implemented a biodiversity plan using a dozen different tree species. From 2014 to 2000 we removed 204 Bradford Pear trees and planted 128 replacements using the biodiversity plan of a variety of species. Total cost of the project was \$136,540

The Rise and Fall of the Callery Pear Tree by Nancy Snively

Back in the early 1900s, seeds from the Callery Pear tree were brought to America from Asia. The hope was to develop a new variety which would be resistant to Fire Blight, a bacterial disease which was killing our Pear Trees in the Pacific Northwest.

75 years ago, the ‘Bradford’ cultivar was developed to be a residential street tree. The tree quickly became popular because of the showy Spring flowers, rapid growth and attractive foliage. By the late 1980s, problems began to appear, especially during windstorms, as large branches would break apart. Over the next few decades, new cultivars were developed such as ‘Cleveland’, ‘Whitehouse’, ‘Chanticleer’ and ‘Aristocrat’. The new cultivars did not split, and break and Horticulturists thought the problem was solved.

Not so, undetected for several decades, thousands of young wild pear tree seedlings were growing in the roadside vegetation, forest edges, and wetlands. With the introduction of new cultivars, cross-pollination was creating fruit on what was thought to be sterile trees. Birds would eat the tiny fruit and drop the seeds everywhere. What seemed like a good idea back then turned into a real headache for our environment. Most states have banned all Callery Pear trees from being sold. As of 2024, Indiana had not included this species on the banned Invasive list. All invasive plants are a problem as they spread super-fast and push out our Native Plants.

Arborists now recommend planting several species of trees, instead of one cultivar. That is why we planted a dozen or so different varieties of trees in our neighborhood when we replaced the dreadful Pear trees.

SPLAT Bradford Pear trees in 2002





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.

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, barbbanner01@gmail.com, 507-254-4360.

Handbook and other related information can be found on the SPLAT website:
<https://springmilllakesattamarack.com/>

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
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
sey@ekirkpatrick.com

Accounts Receivable
accounting@ekirkpatrick.com jker-
(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.

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.

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

Judy Libby
judithlibby1@gmail.com
317-809-8314
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@schahethotels.com
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

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
Jeffrey Brown	Insurance	jbrown@schahethotels.com 317-372-6730
Mark Kaiser	All around good person	mkaiser9200@gmail.com 630-301-2132

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