

SPRINGMILL LAKES AT TAMARACK

SPLAT— The Quarterly Newsletter

**GOOD NEWS**

96TH Street is now open in both directions. If you are driving west, there is now a left turn lane into SPLAT which should help with traffic flow.

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@iu.edu).

Notes from COA Board President

- **Annual Meeting Recap—**

- Ten new co-owners were welcomed to the neighborhood since our last annual meeting
- Kretz development to our east has been sold to Neal Rothermel owner of the large home currently being built. The property is now private property versus a multi-lot development. We met with Neal to finalize our west perimeter landscaping. No problems are anticipated.
- Approved \$75,000 to water seal 75 brick chimneys
- Approved the 2026 budget
 - Monthly fees of \$618 will increase to \$646 (+\$28)
 - Operations and Reserve costs are in line with 2025.
 - The \$28 increase is intended to replenish the Reserve Fund.
- Amendments to the By-Laws were approved
 - Allows virtual meetings—annual meeting will still be in person
 - Allows electronic voting—annual meeting will still be in person
 - Increase board authority to enter contracts, not budgeted, up to \$25,000. Currently \$5,000
- Election of two board openings.
 - Andy Bratton and Eric Gillispie were unanimously elected to a three-year term.
- Board members leaving the board
 - Courtenay Weldon—severed six years on the board, president two and building and grounds. Courtenay has been an important resource for our building and grounds maintenance due to his vast experience in the residential construction industry.
 - Bernie Pierce - starting in 2003 Bernie has been a board member on and off for 13 years. Benie thanks everyone for their support.

- **Honeysuckle removal—**

We have completed the first year of a three-year plan to remove honeysuckle in the common areas. This year we removed honeysuckle from the north bank of the lake. In 2026 the south lake bank will be renovated. To gain a better understanding of why we are removing honeysuckle, read a recent article in the [Indianapolis Star](#) Click on link: [Asian bush honeysuckle causing fewer birds, more ticks in Indiana](#)

- **Roof Replacement Update—**

Roof replacement has been completed on four buildings (12 condos). No serious issues have been found. The roofing crew is in the process of attending to small items such as additional soffit vents for improved ventilation. Our consulting engineer and project manager, Tim Morris, will be doing a thorough inspection in the next several weeks. A final report will be issued at that time.

- **Chimney/Fireplace inspections--** There have been about 70 inspections out of 106 completed. Currently, we are accumulating information on all chimney/fireplaces. Once the inspections are completed a plan will be created to address the various issues identified.

- Chimney Inspections need to be completed no later than February 1st.

- We need everyone to return the “Inspection Form” letting us know if you intend to use or not use your fireplace- response form is included with this newsletter
 - No charge inspections are offered by CinderBox. 317-442-8440 or you can have an inspector of your choice, your cost.
 - It has been determined that we need to water seal the brick chimneys to stop moisture from entering the chase area. There are 76 brick chimneys of which one has already been treated. The remaining 75 need to be treated at cost of \$1,000 each. At the annual meeting, Oct 29th, funds totaling \$75,000 were approved for water sealing the remaining 75 chimneys. The funds will be drawn out of the Regular Reserve account. Work is planned to start in 2025.
- **Things to know:**
 - Mowing has been completed for the season. Leaf removal will begin soon. All trees do not drop their leaves at the same time. Therefore, it will take several times to clean up the common areas.
 - Snow removal policy—street, drive and walk snow removal will be triggered by 3 or more inches of snow.
 - Plan on participating in the annual walk in the nature preserve on New Years Day. Snacks, refreshments and a warm campfire will be provided.
 - Remove your garden hose from the outdoor faucet. Otherwise, your pipes will freeze.

Take care,
Bernie Pierce
President

SPLAT CHIMNEY INSPECTION FORM

TO BE COMPLETED AND RETURNED TO:

DAN COURTNEY - dcourtney@ekirkpatrick.com

Kirkpatrick Management Company:
5702 Kirkpatrick Way, Indianapolis, IN 46220

All Owners must complete this form whether you intend to use your chimney or not.

If you **do not intend** to use your chimney (unless electric), check the box stating such and sign and return the form. If this action changes, you must complete a new form, attach the inspection and be approved before using the chimney.

☐ I DO NOT USE MY FIREPLACE AND UNDERSTAND IF THAT CHANGES, I WILL HAVE IT INSPECTED BY A LICENSED CERTIFIED CHIMNEY SWEEP. ANY NEEDED REPAIRS FROM THEIR REPORT WILL BE MADE AND THIS FORM ALONG WITH THE INSPECTION SUBMITTED FOR APPROVED TO THE COA BOARD PRIOR TO THE FIREPLACE BEING USED.

SIGNED BY HOMEOWNER _____

ADDRESS _____

DATE _____

☐ I DO INTEND TO USE MY GAS OR WOOD BURNING FIREPLACE. ATTACHED IS THE REPORT FROM LICENSED CERTIFIED CHIMNEY SWEEP THAT MY CHIMNEY HAS PASSED THE INSPECTION AND CERTIFIED TO BE SAFE TO OPERATE.

NAME OF LICENSED CHIMNEY SWEEP _____

DATE OF FINAL INSPECTION _____

SIGNED BY HOMEOWNER _____

ADDRESS _____

Welcome to our newest residents

Kevin & Carolyn Schiferl
 9261 Spring Lakes Dr
 317-460-0068 (Kevin) 317-710-7878 (Carolyn)
 kcschiferl@gmail.com (Kevin) zschiferls@gmail.com (Carolyn)

David Symmes
 9299 Spring Forest Dr
 317-590-4680
 davidsymmesindy@gmail.com

Lee & Lori Moore
 9457 Tamarack Dr
 317-460-0669 (Lee) 317-460-0669 (Lori)
 Lmoore8901@gmail.com lamoore@butler.edu

Linda Bergman
 9265 Tamarack Dr
 727-744-9264
 lsbergsman@yahoo.com

Corrections to 10//31/2025 Resident lists

Old:

Benham, Jill
 Gillispie, Eric & Peggy Treadwell
 Worley, Grace (add e-mail)

Corrected:

Tuttle, Jill Benham
 Gillispie, Eric Pat Treadwell
 graceworley@comcast.net

Units for sale

9263 Spring Forest Dr
 9321 Spring Forest Dr
 9271 Spring Lakes Dr

Snow Shoveling Policy

Generally, streets, drives and walks will be cleared if there is an accumulated depth of 3 inches or more of snow. This policy will take into account if the temperature is warming, negating a need to clear.

News from around the neighborhood

Deer in the lake: Neighbor Don Willing spotted a large deer floating in the lake. KMC enlisted a company to remove. Cause of death has not been determined.



Library gets a new roof: As a courtesy to SPLAT, Mike Cobb, Rocklane, installed a new metal roof on the library. The original roof was not in good shape. Thank you, Mike and Rocklane.



Sing along: Eileen Prince and Greg Harker organized a sing along at the lake. Twenty-five neighbors and friends gathered around the campfire and harmonized familiar songs. What fun!

The annual SPLAT/Tam 17 picnic was another success. We had close to 80 residents who attended. This included 9 new residents since the 2024 picnic plus another couple from Tam 17. The food was good and the fellowship was great.



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
Adam Laflower (317) 588-5381
alaflower@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.



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**.

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.



Seasonal Decorations

The holidays are approaching and decorations will be coming out. Please be mindful of the regulations set forth in our Declarations. Section 12, item e states:

No Owner shall cause or permit anything to be hung or displayed on the outside of the windows or placed on the outside walls of a Building or placed upon the exterior walls or roof or any other part of the Building, without the prior written consent of the Board of Directors.

Christmas and Hannakah decorations are acceptable except for blow-up decorations.

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.

SPLAT Website

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.

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

Jeffrey 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

2024 SPLAT Board of Directors and Officers

Bernie Pierce	President Nature Preserve Rep	bpierceprc@yahoo.com 317-418-2086
Katie Betley	Vice-president	katie.betley@gmail.com 317- 997-6655
Jeanette Shallop	Secretary Hospitality	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 317-669-0110
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	dcourtney@ekirkpatrick.com 317-588-8736
Gene Eddy	“Mr. Lightbulb”	Gene9336@gmail.com 317-844-1387
Carolyn Magnes	Communications Director	cjmagnes@att.net 317-644-9800
Les Magnes	Crime Watch Coordinator	lmagnes@iu.edu 317-294-0800