

SPLAT— The Quarterly Newsletter



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.

SAVE THE DATE!

**Annual SPLAT-Tam 17 Catered Picnic
Sunday, September 7, 2025—rain or shine
On Tamarack Drive by the pond
5:00 pm—7:30 pm
\$25 per person—guests welcome**

**Dinner by City BBQ
More information to come**

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.

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**

2025 Second Quarter Newsletter

Roof replacement project-- Co-owner approval for roof replacements has been completed. This includes:

- project duration, 13 years starting in 2025
- a quarterly \$500 assessment starting in January 2025.
- Starting in 2025, four buildings will be completed at a cost not to exceed \$300,000.
- If no major problems are uncovered with the replacements this year, we will start the remainder of the replacements in 2029 through 2037.

Thank you all for attending our information sharing meetings and approval meetings in April and May.

Chimney Status- As previously reported, we have encountered problems with several chimneys leading us to advise, for now, not to use your fireplace until we have a clearer understanding of the problems. Inspections are continuing to determine the scale of the problem. Not all chimneys will require repairs. For now, we do not want any fireplaces to be used. Thank you for your cooperation.

Accomplishments in the first quarter-

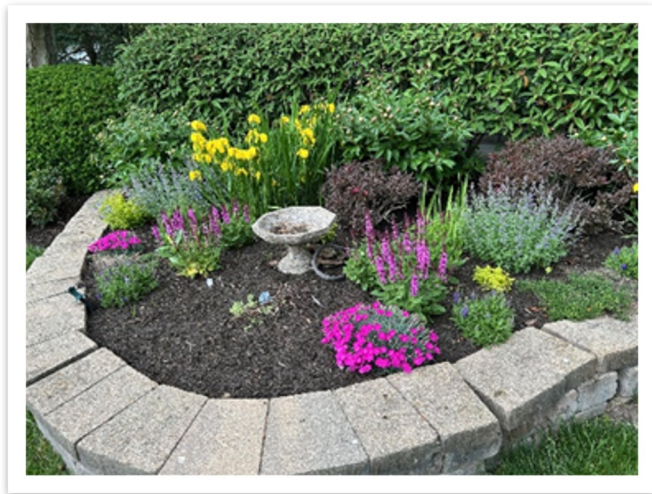
- All driveways and auxiliary parking spaces have been seal coated
- Entrance pillars and south circle stonework have been power washed
- Lake has been treated for weeds and algae growth
- Invasive honeysuckle has been removed on the north side of the lake by the boardwalk and replaced with 25 Viburnum plants.

96th St construction—As we all know, the installation of a left turn lane and bike path continues to disrupt traffic at our entrance on 96th St. As previously stated, this project may last until October. When exiting and entering 96th St. use extreme caution.

Kretz Development— SPLAT granted Kretz an easement to the Citizens Energy water main located on the west side of Tamarack Dr. In the past week, a contractor has completed the water connection from the water main on Tamarack Dr. to the Kretz Development. There was no water availability interruption. The street will be repaired with an asphalt patch. SPLAT granted this easement for a fee of \$50,000.

Certa Pro will begin painting condos the week of May 19th.

Backyard Flora



Bernie Pierce
President

In case you haven't noticed



Last year, the boardwalk was secured to the bottom of the lake, eliminating the deck from floating. Success!



First lake treatment for weeds and algae



Picking up after your pet makes a deposit doesn't mean it is left behind in a biodegradable bag. All pets must be on a leash.



Storm damage behind 9321 Spring Forest Dr.
A very large tree, fortunately, fell into the preserve



The water main connection is complete. The street will be patched shortly.

Painting and exterior repairs are scheduled for the week of May 19th:

The condo painting schedule is set for 2025. Six buildings, containing 14 condos, will be inspected for exterior repairs and painted. A reminder, this is a good time to inspect your windows for repairs and/or replacement. The following addresses will be included in the painting plan starting the week of May 19th.

9435-9439-9443 Tamarack
237-9241-9247 Spring Lakes
9238-9248 Spring Lakes
9321-9327 Spring Lakes
9336-9356 Spring Lakes
9366-9406 Spring Lakes

Payments for Roof Assessments

Everyone should have received their coupon books for the yearly roof assessments. The first two quarterly payments are due by the end of May...a total of \$1,000. There will be no late fee for the payments for January and May. The next quarterly assessments of \$500 each will be due the first of July and the first of Oct. 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. That address is springmilllakesattamarack.frontsteps.com.

Welcome to our newest residents

Darrell Fishel & Phil Glesing
9328 Spring Forest Dr
drfpag@comcast.net
317-506-3360 (Darrell) 317-413-3905 (Phil)

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



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:

- | | |
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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.

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
Jeffery Brown	Insurance	jbrown@schahethotels.com 317-372-6730
Mark Kaiser		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