

Waterbury Newsletter June, 2006

Volume 2, Issue 6

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www.waterburycondominiums.com

We're Baaaaaack!

After a long DRY spell, this publication returns with a FLOOD of news! The stories that follow are listed in chronological order to bring readers up to the current date. Past and future newsletters will also appear on our new website: www.waterburycondominiums.com. You can register on the website to receive the newsletter and other announcements via email. Now, on with the show!

Record Mild Winter Saves Waterbury Big Bucks On Snow Removal

During the past winter season only one snowfall, in December of 2005, reached levels that triggered snow removal from our streets and sidewalks. Gary Hale, president of Hale's Lawn Care, the company contracted for snow removal services, was deeply disappointed with Waterbury president Keith Graber, who claims to have influenced the winter weather with his "anti-snow dance". Hale vows revenge in the spring, saying he will use his "rain dance" to promote heavy grass growth to recover his losses through mowing fees.

Waterbury Annual Meeting and Elections in April, 2006

The 2006 Annual Homeowners Meeting was held at the clubhouse at 7 PM on April 27, 2006. President Keith Graber chaired the meeting and delivered a report of Association accomplishments resulting during the first year of self-management. Key points of the presentation follow:

Members were elected 1 year ago.

Kirkpatrick Management terminated contract next day.

Board decided to attempt self management.

Henderson's Lawn Care declined to contract with self-managed Association.

Board hired Hale's Lawn Care at better rate than Henderson's.

The following basic services were put into practice:

Free checking and savings accounts were created at Bank One.

Savings Account yielded interest rate of 2.5% as opposed to .4%.

\$45,000 from reserve fund was placed in CD at 1st Indiana, serving as collateral for \$70,000 line of credit.

The Board followed the 2005 Budget directive to place \$38,000.00 in the reserve fund during the 2005 fiscal year, and also redirected the funds budgeted for Kirkpatrick Management into the reserve fund, almost another \$10,000.00.

The Board also established a special account at BankOne to continue the Automatic pay system that now serves 18 of our owners each month.

A secure mailbox and mailing address was established for the Association.

Online banking was established with BankOne to pay bills, manage the funds, and provide detailed records of deposits and payment of expenses.

For a year now, the Association has collected all dues paid by homeowners and has not lost or mishandled a single check or payment.

In addition to paying the bills, attention to maintenance and energy efficiency has reduced both electrical consumption and maintenance labor.

Great progress has been made in bringing long neglected common area landscaping, trimming and grounds-keeping to better conditions. Many long overdue repairs were addressed and completed.

And, of course, we re-roofed the first of our nine buildings.

I am very proud to say that all of this was accomplished without touching a penny of the \$45,000.00 Reserve CD, or using a penny of our line of credit, or paying a penny of interest, or calling for any special assessment from our members.

2006 – 2007 Budget Addresses Many Improvements!

With a year of self-management under their belts, the Board produced a new budget that not only provided for long awaited improvements to the property, but also corrected errors made by Kirkpatrick Management in the calculation of maintenance fees, thus providing most owners with a reduction in monthly fees. The approved budget appears below. While this budget does not project income from late fees or clubhouse rentals, it does include almost \$2,000.00 of interest income from our Reserve CD.

2006 - 2007 Budget		
Waterbury Co-Owners Association, Inc.		
	2005 Budget	2006 Budget
<i>Income</i>		
Maintenance Assessments	\$124,452.00	\$120,335.00
Late Charges		
Pool Income		
Clubhouse Income		
Transfer from 2005 Savings		\$30,000.00
Interest From Savings CD		
Interest From Savings		
Interest From Reserve CD		\$1,925.00
Replacement Reserve Funding	(\$38,000.00)	(\$5,000.00)
Income Total	\$86,452.00	\$147,260.00
<i>Expense</i>		
Management Fee	\$9,558.00	\$2,600.00
Legal Fees	\$1,000.00	\$1,000.00
Administrative	\$800.00	\$1,493.00

Electricity	\$7,600.00	\$6,008.08
Water	\$1,500.00	\$801.88
Snow Removal	\$2,000.00	\$2,000.00
Clubhouse Maintenance	\$2,000.00	\$800.00
Grounds Maintenance	\$12,440.00	\$12,500.00
Pool	\$2,500.00	\$1,681.00
Pond Maintenance	\$1,300.00	
Common Area Maintenance	\$17,864.00	\$15,361.40
Real Estate Taxes	\$8,000.00	\$8,269.76
Property/Liability Insurance	\$19,890.00	\$26,744.88
Insurance Claims Paid		
Roof Replacement		\$53,000.00
Painting		\$5,000.00
Tennis Court Demolition/Basketball Court Restoration		\$10,000.00
Total Operating Expense	\$86,452.00	\$147,260.00

Replacement Reserve Expense

Administrative		
Carpentry		
Concrete (Pool)		
Sidewalks		
Rip-Rap		
Roof Repair Contingency	\$20,000.00	
Pool		
Street Repaving Scheduled for 2012 (16% Funded This Year)		\$5,000.00
Total Replacement Reserve Expenses	\$20,000.00	\$5,000.00

CD Colateral on deposit for Line Of Credit: \$45,000.00
Line Of Credit Available: \$70,000.00
Credit Used in 2005 / 2006: \$0.00
Interest Paid in 2005 / 2006: \$0.00

2006 - 2007 Budget: Expenses Detail				
Waterbury Co-Owners Association, Inc.				
<i>Operating Expenses</i>	Description	2005 Budget	Costs	2006 Totals
Property Manager	\$50.00/Week Labor	9,558.00	2,600.00	\$2,600.00
Legal Fees		1,000.00	1,000.00	\$1,000.00
Administrative		800.00		
	Office Telephone		\$513.00	
	Newsletter Copying		\$150.00	
	Coupon Publishing		\$50.00	
	ACH Account Fee		\$660.00	
	Web Hosting Fee		\$100.00	
	Domain Registration Fee		\$20.00	
				\$1,493.00

<i>Operating Expenses</i>	Description	2005 Budget	Costs	2006 Totals
Electricity		7,600.00		
	IPL Streetlight Fees		2,833.08	
	Pool & Clubhouse		1,975.00	
	All Other Electricity		1,200.00	
				\$6,008.08
Water		1,500.00		
	Pool and Clubhouse		400.00	
	Fire Service Charges		209.88	
	All Other Water		192.00	
				\$801.88
Snow Removal		2,000.00		
	Streets & Sidewalks			
	App. \$500.00/event		\$2,000.00	
				\$2,000.00
Clubhouse Maintenance		2,000.00		
	Consumables		\$100.00	
	Cleaning Cost		\$250.00	
	New Curtains		\$200.00	
	New Carpet on Porch		\$150.00	
	Paint Front Entrance		\$100.00	
				\$800.00
Grounds Maintenance		12,440.00		
	Mowing: \$350 * 26 Cuts		\$9,100.00	
	Leaf Removal		\$600.00	
	Landscape Trimming		\$800.00	
	Gutter Cleaning		\$1,000.00	
	All Other Grounds Maintenance	\$1,000.00		
				\$12,500.00
Common Area Maintenance		17,864.00		
	Replace Pool Retainer Wall		2,500.00	
	Replace South Retainer Wall		1,000.00	
	250 Railroad Ties for Ret. Walls		2,000.00	
	Chimney and Masonry Repairs		2,000.00	
	All Other Common Area Maint.		7,861.40	
				\$15,361.40
Pool		2,500.00		
	Pool Health Permit		\$310.00	
	Pool Care		\$1,200.00	
	Pool Supplies		\$0.00	
	Safety Phone Cost Service Fee	\$171.00		
				\$1,681.00
Pond Maintenance		1,300.00		

Real Estate Taxes	Common Area Property Taxes			
	Parcel 6010769 Spring 2006		110.75	
	Parcel 6010769 Fall 2006		110.75	
	Parcel 6002901 Spring 2006		4,024.13	
	Parcel 6002901 Fall 2006		4,024.13	
				\$8,269.76
Property/Liability Insurance		19,890.00	26,744.88	\$26,744.88
Insurance Claims Paid				
Roof Replacement				
	Building #1		25,000.00	
	Building #9		28,000.00	
				\$53,000.00
Painting				\$5,000.00
Tennis Court Demolition/Basketball Court Restoration				
	Repair and Resurface North Court			
	Paint Basketball Court Surface			
	Add Fence to Basketball Court			
	Add 2nd Basketball Goal			
	Demolish and Remove South Court			
	Restore and seed space			
				\$10,000.00
Total Operating Expense				\$147,260.00

As listed above, this year's budget funds many long needed renovations:

Demolishing the south tennis court and restoring it to green space,
Restoring the north court as a resurfaced, secure basketball court,
Widening the entrance lane to match the width of the exit lane,
Rebuilding the timber retainer wall at the swimming pool,
Rebuilding the timber wall at the south border of the community,
Re-roofing Building #1 facing the north pond,
Re-roofing Building #9 facing North Pointe Bay,
and establishing a website for the Association.

All these tasks will be paid for using 2006 operating funds collected from maintenance fees, with no financing, fee increases or special assessments. \$5000.00 will be contributed to the Reserve Replacement Fund each year for street repaving in 2012.

Presentation of Restrictions Upon Owner's Modifications of Common Areas

President Keith Graber outlined the restrictions placed upon owners with regard to any plantings, decoration, cultivation, landscaping or modification of common areas in the community, with emphasis given to areas directly bordering owner's dwellings.

In a nutshell, the Association is responsible for the maintenance and upkeep of all common areas in the community, and owners have no privileges or inherent rights to add, remove or modify any of the common areas, including those directly outside their dwellings without prior written approval by the Architectural Approval Committee of the Association. This process has been ignored or abused for many years, resulting in problems for grounds maintenance personnel, along with a loss of effective architectural control by the Association. Some owners have the mistaken impression

that they have a “front yard” that is theirs to do with as they please, when in reality, all real estate outside of dwellings is owned, controlled and maintained by the Association.

In an effort to be fair to all owners, including those who may have put considerable effort and expense into dressing up areas adjacent to their condominiums, the Association is initiating a program to restore order to the use common areas. This program will be implemented as follows:

The common areas bordering each dwelling will be photographed and a database of those photographs created.

The Association will evaluate the photographs and determine if the existing use is acceptable.

Each owner will then be contacted and required to choose from two options:

1. If the use is acceptable, they must commit in writing to maintain the area at their expense.
2. They may sign a release to the Association, which will maintain and modify the area as it sees fit.

If the Association finds any of the owner’s use unacceptable, the owner must remove or modify the area at their expense, or lose the opportunity granted in option 1 and settle for option 2.

If an owner can produce a document signed by the Association permitting the current use of the common area, the owner can choose option 1 with no objections from the Association.

Records of each owner’s decisions will be maintained by the Association. Violation of the agreement by an owner will result in appropriate corrective action by the Association at the expense to the owner.

Currently, the Declaration, Bylaws and Rules of the Association prohibit any owner from making ANY changes to any common area without first submitting a written request to the Association describing the requested change in detail, and then receiving written permission from the Association to proceed. This includes any plantings (including placement of plants in containers on common areas), landscaping, gardening, fencing, or placement of ornaments, birdbaths, sculptures, signage, furniture or any other materials not pre-approved in writing by the Association.

Election of 2006 Board Members

Mark Wills and Sharon Monday were announced as candidates for the two openings on the Board of Directors. Graber’s request for additional nominations from the floor went unanswered.

Prior to the vote, Greg Sacks announced that he was resigning from the Board. The election proceeded by secret ballot, and Wills and Monday were elected with 19 and 18 voted respectively. Sacks’ resignation opened a Board position that went unfilled at election time.

MAY We Move Forward?

May 1 marked the start of the 2006 budget and the beginning of the renovations promised in that budget! The first project was to pressure wash and seal both sides of the cedar fence bordering the swimming pool. Overgrown and under maintained trees on the south side of the fence were removed to expose the outer surface of the fence to view. Most visitors have the impression that we installed a new fence, but the true age of that fence is 30 years!



Before



After



Restored Fence at Pool

(See these images in full color on our website: www.waterburycondominiums.com)

The next improvement was to replace the timber retaining wall south of the pool. The ties that formed the old wall were 30 years old and on the verge of collapsing. The Association purchased a truckload of used railroad ties for the new wall. Hale's Lawn Care performed the demolition and new construction.



250 Ties @ 7.75 ea. delivered!



Gary Hale unloading ties



Finished Retainer Wall



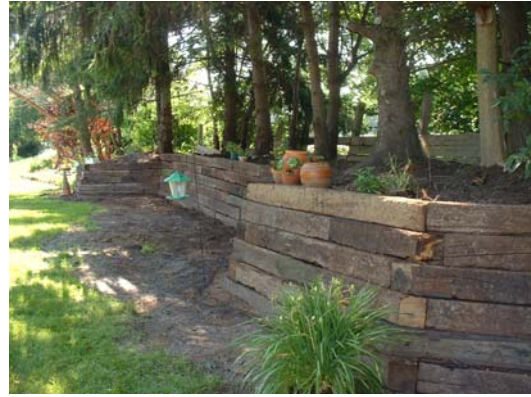
Images Showing Construction In Progress

(See these images in full color on our website: www.waterburycondominiums.com)

Another timber retaining wall of the same vintage was demolished and replaced at the south border of the community by Hale's Lawn Care.



Rebuilt Wall at South Border



View From Another Angle

The front entry lane to Waterbury was widened to 13 feet to match the width of the exit lane. This will help prevent vehicles from leaving the pavement and creating ugly tire ruts adjacent to the entry lane. Additional gravel and asphalt was installed, and both lanes will soon be seal-coated to create a uniform black surface. A row of railroad ties will line both sides of the center median to help drivers stay on the asphalt surface and the possibility exists to convert the median grass surface into a long planter featuring shrubbery and flowers with a mulch bed.



Front Entrance Widened By 3 Feet!



North Court Repaved, Fencing In Progress

Extensive repairs were performed on the north court. The old tennis net posts were removed, the surface cracks were repaired and the court was repaved with 2 inches of new asphalt. Fence posts and fencing carefully removed from the south court are being reinstalled at the north court to completely enclose the court, and a locking gate will be added, accessible with your current pool key. When the asphalt has cured sufficiently, a color top surface will be added, and the court striped for basketball and possibly additional game patterns.

After sitting idle for at least a decade, the south tennis court has been demolished. The asphalt surface has been broken up and removed. The gravel layer below the asphalt has been removed and used as backfill for the pool retainer wall and as a bottom liner for the drainage ditch at the northwest end of the property. Fill dirt has been added to the site and will be graded and planted with grass. The members of the Association can decide what additional features will be located in this restored area.



South Court Finally Removed! Fill dirt will be covered with topsoil and seeded with grass.

The Association has decided to pressure wash and treat all carport fences and the exterior side of all patio fences in the community. This project is well underway and will continue throughout the summer months. The improvement in appearance is quite striking!

Building #1 will be re-roofed in July and Building #9 will be re-roofed in the Spring of 2007.

A Little Fence Mending...

The wooden fence between Waterbury and Slate Run Apartments to our west was in extremely poor condition, with many slats kicked out by young residents of Slate Run to create “short cuts” through Waterbury to destinations here and at North Pointe Bay. Many trees growing on the Slate Run side had huge branches extending over our property and rooftops. President Graber photographed these conditions and made a presentation to the management of Slate Run. After initially denying that the fence belonged to them, they were persuaded by Graber to make the repairs and to trim the tree limbs and remove any dead trees. The work was recently complete and the repaired fence painted, all at Slate Run’s expense. The results speak for themselves.



Before: Fence in Bad Shape! Overhanging Branches After Fence Repair & Tree Trimming
(See these images in full color on our website: www.waterburycondominiums.com)

Dog-Gone-It!

Waterbury was being invaded on a daily basis by dog owners from North Pointe Bay and beyond who roamed the entire property and grounds, many not cleaning up after their pets. Talking to the people had little effect, as many seemed to think our property was part of North Pointe Bay! As a last resort, Graber printed a notice showing the property border between the two communities and stating our rules for proper pet handling. The notice instructed our owners to respect North Pointe Bay as private property and asked the residents of North Pointe Bay to do the same. This notice was delivered to all Waterbury and North Pointe Bay residents. The invasion has ended. Thankfully, this story has no accompanying photographs!

The Board Rules!

The Board has adopted a new rule in response to concerns brought by homeowners.

A resolution was passed prohibiting loitering in vehicles parked in public parking areas. All owners, guests and visitors parking in a public parking space are required to exit their vehicles and to leave the parking area. This decision was made following repeated complaints of excessive noise and the continuing appearance of trash in the parking area, including cigarette butts, fast food containers, beer cans, bottles, etc.

The Board also wishes to remind owners and their tenants, guests and visitors of these rules:

Parking is restricted to private and public parking spaces only. Parking in the street or at the ends of a street is prohibited, and violators may be towed at their expense.

All dogs in common areas must be on a leash and dog owners must clean up after their pets!

Carports must be used for vehicle parking only. With the exception of trash cans, no materials or equipment may be stored in carports. Violators will be notified and required to clear the area, or have it cleared at their expense.

The emergency phone at the swimming pool is required by law and is not a toy! If emergency responders bill the Association for false alarms, the cost will be passed to the owner responsible for granting access to the offender.

Board Takes Aggressive Action Against Delinquent Owners

After many attempts to collect past maintenance fees from 3 very delinquent owners, the Association has filed lawsuits against the offenders. The amounts owed total over \$15,000.00! The Association will pursue collection to a timely conclusion, including foreclosure and sale of the condominiums. The Board resolves to prevent extended delinquencies in the future, and will take legal action against any owner more than 60 days delinquent unless payment arrangements are reached with the owner.

Final Thoughts...

This newsletter can be viewed, downloaded and printed at our new website:

www.waterburycondominiums.com

The site also features news, events, documents, past newsletters and meeting minutes. Please visit the site and comment on its usefulness! It is an evolving work and will continue to improve. Printed copies of Board minutes are available upon request at 317-228-9570.

There is an open position on the Waterbury Board of Directors. Any owner may apply. Call us! Board meetings are held at 6 PM at the clubhouse the second Wednesday of each month.