

# Waterbury Newsletter, October - November, 2005

Volume 2, Issue 4

2901 West 96<sup>th</sup> Street, Indianapolis, IN 46268 317-228-9570

## One Down, Eight to Go!

### Building 6 Gets a New Roof

Re-roofing of Building 6 was completed in mid October by Elk Roofing Company. The work was completed in about two weeks. The crew was very professional, cleaning up the jobsite at the end of each work day. The Association employed an independent building inspector to determine that the job was performed correctly, and the contractor corrected any deficiencies found by the inspector. The cost of the project was \$19,026.00 + \$200.00 for the inspection, for a total of \$19,226.00. The contractor was paid \$10,000.00 when the initial work was completed, and \$9,026.00 when the corrections following the inspection were completed. Payment was made using funds taken exclusively from the current Reserve Replacement Account and no additional charges or assessments were required of Association members. The Association is planning to re-roof two to three additional buildings in 2006.

### Waterbury Parking: Your Rights and Limitations

Each Owner and member of the Association is provided with a primary and a guest parking space. The primary space is always located within the carport for the dwelling, and the guest space is located adjacent to the carport or, in some cases, also under the same carport. Owners who have enclosed their carport to form a garage are still limited to one primary and one guest space. Owners with more than two vehicles must park the additional vehicles in designated public parking areas. Parking in the streets or at the ends of a street is not permitted. All vehicles on Association property must be functional, possess current plates and registration, be "street legal", and belong to an Owner, an Owner's guest, or someone having current business with either an Owner or the Association. Public parking may not be used for storage of vehicles. Such vehicles must occupy an Owner's primary or guest parking space, or be removed from Association property.



This vehicle must be moved to the Owner's parking spaces or it will be towed. (See article above)



These vehicles must be moved or they will be towed. (See article on next page)

## Parking And Snow Removal

The Association has contracted Hale Lawn Care to provide snow removal from our streets and sidewalks. Unlike previous contracts with other vendors, Hale will not charge any additional fees if the work occurs on a weekend or holiday! When clearing our streets, snow will be pushed to areas at the ends of streets. Therefore, it is imperative that no vehicles be parked either on the streets or at the ends of streets. Illegally parked vehicles are subject to removal from Association property at the expense of the owner.

## An Artist Among Us...

Association Treasurer Cindy Day's talents are not limited to financial recordkeeping. Armed with brush and paint, she has enhanced the appearance of the grounds by decorating and refinishing our park bench and two fire hydrants. Take a look below, but be sure to go see them in glorious color! Thanks Cindy!



Guarding the Clubhouse...



Relax in Style by the Pond!



A Nose-job Would be Nice!

## She Has Reservations...

Gail Alderson is our Clubhouse Chairperson. If you wish to reserve the clubhouse for a private function, contact Gail at 879-8731. Currently, rental for Owners is \$50.00, with a refundable \$100.00 damage deposit, and \$100.00 rental fee for non-Owners. The clubhouse is currently reserved for Nov. 24, and Dec. 2<sup>nd</sup>, 3<sup>rd</sup>, 17<sup>th</sup> and 25<sup>th</sup>.

## In Other News...

### New Board Member Appointed

The Board has elected Homeowner Mark Wills to complete the term of Gail Alderson, who resigned from the Board in August. The Association welcomes Mark to the Board and looks forward to his participation in the management of our community!

## **Clubhouse and Grounds Improvements Continue...**

October and early November saw many needed repairs and improvements to the clubhouse, most performed to increase energy efficiency and continuously save money in our budget. These are:

Installation of Energy Saving Digital Thermostats, Motion Sensor Lighting Controls in Bathrooms, and Florescent Lighting throughout the clubhouse.

Replacement of Defective Light Switches, Clubhouse Entry Security Locks, Garage Entry Hardware and Locks, and replacement of Front Entry, Side Entry and Garage Entry Carriage Light Fixtures.

Repairs to Meeting Room Furnace and Pool Shower Wall Heater Controls.

Grounds Maintenance included:

Replacement of Roof at Building 6.

Repair and Painting of "Bird Box" at Building 3. (Monday),

Repair and Painting of Metal and Concrete Stairway at Building 1. (Shivers)

Painting of Walk-thru and Stairway Landing Ceilings at Building 1. (Shivers)

Replacement and Painting of Soffit at Building 9. (Sanders)

Painting of Unpainted Base Trim Board at Building 8. (Alderson)

Repair of Roof Leak at Building 5. (Kidd)

Replacement of Broken Carport Fence Slat at Building 9. (Wilcox)

Replacement of all Security Lighting Floodlight Bulbs with Florescent Floodlight Lamps.

All Homeowners should take note that ALL repairs and improvements performed after the election of the current Board on April 27<sup>th</sup> of this year were paid for out of the current monthly operating funds budgeted by the 2004 Board, while still contributing almost \$4,000.00/month to the Replacement Reserve Fund. The only exception was the roof replacement of Building 6, paid out of the current Replacement Reserve Fund. The Association continues to maintain \$45,000.00 in an interest bearing CD, and has not used any of the \$75,000.00 line of credit available to us. Funding these improvements within the current budget has been possible through aggressive management of our expenses. The practice of the Association managing how our own money is spent results in a much greater incentive to save as compared to outside management.

## **Delinquencies Continue To Fall**

This Board has taken a much more aggressive position to recover dues from Homeowners delinquent on their monthly payments. Cash flow has improved considerably with only two Homeowners seriously delinquent and not attempting to become current. Lawsuits have been filed against these Homeowners and the Association will continuously pursue collection. Maintenance of this community depends on all Homeowners making their payments on time and we applaud the great percentage of

you that take that legal obligation seriously. It is the goal of the Association to see all Homeowners making their current monthly payments by January of 2006, and those with outstanding balances also making scheduled payments to reduce their debt.

Homeowners are welcome to attend the next Board meeting, Wednesday, December 7<sup>th</sup>, at 6 PM.

### **Minutes of October 2005 Waterbury Board Meeting**

The meeting was held at the home of Jean Huffman on October 19, 2005 after 2 previous scheduling conflicts. The meeting was called to order at 6:10 PM. Keith Graber, Jean Huffman and Cindy Day were present.

Specifications and responsibilities for Owner conversions of carports to garages were discussed. A proposal for an amendment to the Declaration will be prepared prior to the next Annual Meeting to declare specifications for construction and maintenance responsibilities.

President Keith Graber displayed the results of the printed ballot vote by Owners to approve the re-roofing of Building 6. The Association obtained 30 signed ballots, all voting "YES" for the funding of the project. There were no negative votes received, and, this being a majority of Owners approving the job, the Board authorized the project and payment for same as described in the contract with the vendor. The above construction being complete and according to the contract with the vendor, the Board authorized a \$10,000.00 down payment to the contractor, Elk Roofing Co., to be drawn from the Replacement Reserve Account. The Board authorized the scheduling of an independent inspection of the roof construction, as per the contract. Scheduled contributions from the Operating Account to the Replacement Reserve Account brought the Reserve Account balance to \$14,435, which more than covered the down payment.

Account status at 9/30/2005 was as follows:

Operating Account:	\$3,100
Replacement Reserve:	\$7,000
CD:	\$45,000

Clubhouse renovations were discussed to reduce energy consumption by installation of new thermostats, lighting controls and florescent light replacements. Additional clubhouse changes approved were new locks and keys for clubhouse, pool showers and garage, and an inventory of all garage and clubhouse contents. Real Estate Taxes are payable in November in the amount of \$3,700. Job quotations will be obtained for removing the grass divider at the 96<sup>th</sup> Street entrance and paving the space to make one wide lane to eliminate continuing tire ruts in that area. Progress was indicated in the Delinquency List, with legal action approved against two delinquent Owners. One was behind over \$5,000.00 and the other \$1,200.00.

There being no further business, the meeting was adjourned at 7:45 PM.

### **Minutes of November 2005 Waterbury Board Meeting**

The meeting was called to order at 6:00 PM on November 3, 2005. All Board members were present. The minutes of the October meeting were read, discussed and approved. President Graber indicated that aggressive contributions to the Replacement Reserve fund in October had doubled the balance of the fund. He also stated that property taxes of \$3,700.00 were due in November.

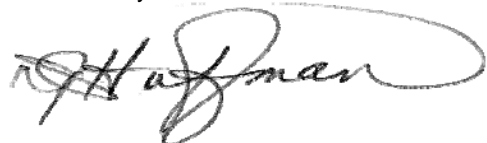
A discussion about clubhouse usage revealed past Boards had granted free private use of the clubhouse to Board members. Graber cited sections of the Declaration specifically prohibiting compensation to Board members in this way. Graber indicated that this free use by Board members while Homeowners were charged for their use of the same facility was clearly prohibited and past Boards were never entitled to this "perk". The current Board voted unanimously to adhere to the Declaration and disallow this compensation.

The completion of re-roofing of Building 6 was discussed, along with the building inspection report for same. The total cost of the project was \$19,026.00 plus \$200.00 for the detailed inspection. No assessment or use of the credit line was necessary for the project.

The Snow Removal contract proposal by Hale Lawn Care was discussed and approved in principal. The contract provides better rates than past contractors, and rates that do not increase on weekends or holidays.

Changing the set day of Board meetings was discussed, but no change was made at the meeting. Homeowner Mark Wills was appointed to fill the open position on the Board by unanimous vote. October finances were reviewed and the need to revise the rules for clubhouse usage was set for discussion at the next meeting. The meeting adjourned at 7:45 PM.

Submitted By:



Doris Jean Huffman, Vice President and Secretary