



# Eagle Lake Homeowners Association

February — March 2015

Thank

You

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## DUES PAYMENT

The board would like to thank all the homeowners who have paid their dues on time. The pooled payments have been applied most recently to clearing our roads of snow.

## SNOW

About 90% of the residents cleared their sidewalks within 24 hours after the January snow stopped. Our children and others that use the sidewalks thank you for complying with the city law and caring about the safety of our community.

## CHRISTMAS HOUSE DECORATIONS

Our association was well illuminated during the Christmas holiday season. Congratulations to the winners of the house lighting contest. (A separate e-mail with pictures was sent earlier via e-mail.)

**IMPORTANT NOTICE**  
**2015 ASSOCIATION DUES**

Late notices for the 2015 annual dues (\$270) will be mailed **February 9**. Late notices will include the Board approved late charge of 1.5% per month plus a processing fee.

If you have not yet made your payment, please do so as soon as possible.

**SALT-SAND BARRELS**

Salt-sand barrels are placed at both the Badiac and Dupont entrances to our community. The city will maintain the contents of both barrels.

When the need arises, you are invited to spread the salt-sand mix on ice in the intersection. **PLEASE return the scoop after use and place the lid on the barrel.**

**WINTER LAKE USAGE**

**ICE SKATING ON OUR LAKES IS STRICTLY PROHIBITED.** The Association liability insurance does not cover this activity, making all homeowners financially liable if there is an accident to a resident or a non-resident.

**WINTER ICE FISHING IS PERMITTED.** Winter fishing from the shore **ONLY** is permitted. The fish have not been tested or approved for human consumption.



# WINTER REMINDERS

## WINTER PARKING REMINDER

If snow is forecast, park your car in your driveway or garage. The Association pays its snow removal contractor **by the time spent on the job**. Vehicles parked on the street, especially in the coves, slow plowing progress. **Cars will be plowed in if they are on the street during and after the storm.**

*Additional costs are incurred if the contractor must return to clear the piles of snow remaining in the street after cars have been moved. Generally, the Board does not recall the contractor unless the flow of traffic is impeded.*

*Last year, we requested the city to plow and widen the streets. Unfortunately, several properties were damaged in the process. We will not request the city plows this year.*

**(Note: When clearing your driveway and sidewalk, please DO NOT throw the snow in the street. This will cause a road hazard and will cost the association a minimum of \$300 to have the contractor clear your snow from the street.)**

## WINTER SIDEWALK CARE

Per published city code, sidewalks in front of your residence should be cleared within 24 hours after the snow stops falling.

Many people and SCHOOL CHILDREN use the sidewalks every day. Those not cleared of snow can be a hazard. Public sidewalk maintenance is the responsibility of the homeowner. **If there is an accident or injury on your public sidewalk you could be held responsible and since you are breaking the law, your Homeowner's insurance may not cover the incident..**

Violators can be reported to code enforcement through the city at 311.

### WINTER STORAGE























#### BOATS, TRAILERS and RECREATIONAL VEHICLES

This is a reminder that the storage of boats, trailers, and/or recreational vehicles in your driveway, in front of your house on the street, or in your yard, is prohibited by the Association Covenants. Only temporary outfitting is permissible.

### SNOW REMOVAL

The Association has engaged the same contractor as in the past for snow removal. If you have an issue with snow removal, please contact Ed Ruppel (637-4050) or [ed\\_ruppel@frontier.com](mailto:ed_ruppel@frontier.com).

# SPRING IS COMING

  
 **Spring = Home Improvement and Landscaping Season**   
  
 Spring is coming, time for those outside chores. Is it time for you to paint? Are   
 you updating your deck or adding a 3-season room? Do you want to put a fence   
 in your yard? Besides obtaining a city permit for many of these projects, the   
 changes must meet the Eagle Lake Homeowners Association Architectural   
 Guidelines. Those guidelines are on page 8 of this newsletter and the   
 Architectural Request form is on page 9. Copies are also available at the   
 Association website. **Please review both and submit the Architectural Request**   
 **form for approval before work is contracted.**   
  


## SIGNS

The following quote is from the DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR EAGLE LAKE Article 3, Section 6:

**“No sign of any kind shall be displayed to the public view on a Lot except one professional sign of not more than six (6) square feet, advertising the Lot for sale, or signs used by the builder to advertise the Lot during the construction and sale period.”**

**ALL SIGNS ARE PROHIBITED EXCEPT THE FOLLOWING**

### FOR SALE SIGNS / OPEN HOUSE SIGNS

**FOR SALE SIGNS** placed on the lawn in front of the house but not on the lawn divider between the sidewalk and the street. **OPEN HOUSE** signs may be placed at the entrance to Eagle Lake ONLY on the day of the open house and the day prior. *Signs that do not meet this requirement will be removed.*

### CONTRACTOR SIGNS

When a contractor is performing work at your home, they are permitted to place **one sign in front of the house while the work is underway**. Signs must be placed on the lawn and must be removed when the work is completed.

**ANY SIGN PLACED IN THE PARKWAY (grass strip between the road and the sidewalk) WILL BE REMOVED AND DESTROYED.**

## Winter Street Repairs

Because of the severe winter weather, potholes in our streets may appear. **Call 311 to report them.** The more people that call, the more likely our pothole will be move to the top of the repair list.

**Street Repairs:** The Board has requested that our concrete streets be repaired. In addition, we are asking residents to call the City of Fort Wayne (311) about specific street repairs. **The more residents who call, the greater our chance of getting the roads fixed.**

## INCIDENT TRACKING

The mailboxes and mailbox stands are maintained by your association as are the lawns and lakes in the common areas. Homeowners park vehicles in their driveways. All this and much more is open to possible vandalism. We need to be cautious and vigilant.



Please report all incidents of vandalism and other crimes to the Fort Wayne police. If you report an incident to the police, please call or e-mail a board member as well. We are trying to track incidents which occur in our community.

## SIDEWALK REPAIRS

Much of our sidewalk infrastructure is over 20 years old. The winter weather has caused many sidewalks to be uneven, creating a tripping hazard leading to a liability issue for the homeowner if there is an accident.

In the past, the only solution was to dig up the sidewalk and pour new concrete. However, several of the residents have found a company that will drill the offending concrete slab forcing through the holes high pressure concrete, raising the slab to the appropriate level.

The Board does not endorse or recommend any contractor, but the following contractor has been recommended by several residents after they successfully had their sidewalks corrected:

**Green Concrete Leveling  
New Haven  
Kevin Rutherford  
260-416-8001  
GreenConcreteLeveling.com**

Reduce your potential liability, get uneven sidewalks fixed this summer.

**NEW EAGLE LAKE WEBSITE**

**WWW.EAGLELAKEHOA.ORG**

**VISIT OUR NEW EAGLE LAKE WEBSITE.** It contains the most current information available about your association. When you enter the site, there is summary information on the first page. The important tabs across the top are the OUR INFO, CALENDAR, and PAGES & LINKS.

**OUR INFO:** Contains the current Contact List (Board Members) and the Newsletter Archive (current newsletter plus those for the previous year).

**CALENDAR:** Contains significant dates important to your association over the next 60 days.

**PAGES & LINKS:** Contains the Association By-Laws, Covenants for all 5 sections, and the Architectural Guidelines and Architectural Request Form.

Some of the formatting is dictated by the service. However, changes and additions can be



***BABYSITTING, YARD WORK and OTHER SERVICES***

The following list is provided as a service for our Association Members needing services. The Board does not warrant or endorse any of the individuals listed below.

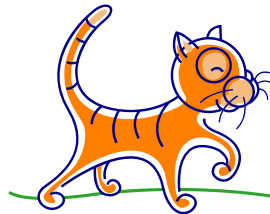
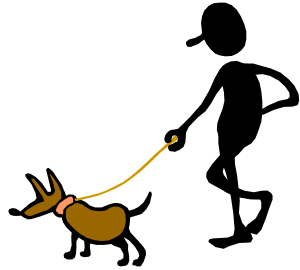
<b>BABYSITTING</b>	<b>Mia DePillo</b> 209 Troon Way (637-9395) traceynjoe@hotmail.com	Age 17. Red Cross Training.
	<b>Zoe DePillo</b> 209 Troon Way (637-9395) traceynjoe@hotmail.com	Age 15. Red Cross Training.
<b>YARD WORK SNOW SHOVELING</b>	<b>James Jamicich</b> 506 Troon Way (338-1515) jjamicich@frontier.com	Affordable mowing, trimming, edging, yard clean-up, rake leaves. Has own equipment
<b>LAWN CARE</b>	<b>Nolan Gonzales</b> 334 Troon Way (385-7006) affordablelc@rocketmail.com	Affordable lawn care: Will provide a variety of lawn and yard services including mowing, trimming, edging, fertilizing, and mulching.
<b>PET CARE</b>	<b>Zoe DePillo</b> 209 Troon Way (637-9395) traceynjoe@hotmail.com	Age 15. Is your pet home all alone a lot and in need of some extra attention? I am available to walk, feed, and play with your pet. I can be available for daily scheduled visits or whenever the occasion arises. References.


BABY SITTERS and YARD WORKERS: If you want your name to appear here, send an e-mail with specifics to Ed Ruppel at ed\_ruppel@frontier.com



### Pet Care

- ◆ All dogs and cats must have a valid Fort Wayne animal license for 2015. Contact your vet or Animal Control.
- ◆ When walking pets, please pick up after your pet.
- ◆ All pets must be under your control at all times. They must be in fenced in yards or on a leash. (Check with the city for additional restrictions.)
- ◆ Invisible fences must be far enough from the public sidewalk to allow walkers to pass safely past your house.
- ◆ Stray or loose dogs and cats should be reported to Allen County Animal Control (449-7491).

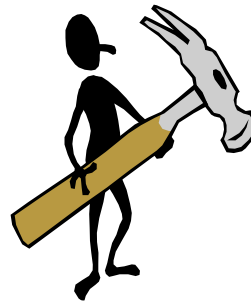




MOVING

If you need verification of payment for Association dues, contact Ed Ruppel at [ed\\_ruppel@frontier.com](mailto:ed_ruppel@frontier.com) or 637-4050 **3 days prior to closing.** (Generally, the title company takes care of this.)

### Call Mr. Fixit!



Do you have a broken mailbox rack? Is there a problem with the common fences? Whatever the issue with the association common areas, notify:

**Ed Ruppel (637-4050)**  
or [ed\\_ruppel@frontier.com](mailto:ed_ruppel@frontier.com)

## BOARD OF DIRECTORS

### BOARD MEETINGS

Association members are invited to attend any Board meetings. The meetings are held at homes in the neighborhood. Check the calendar on the Association Website for the next scheduled Board meeting.

*Eagle Lake Homeowners Association  
PMB-182  
429 East Dupont Road  
Fort Wayne, IN 46825*

<b>Bill Spohn</b>	<b>President</b>	<b>226 Troon Way</b>	<b>637-5623</b>
<b>Dave Smith</b>	<b>Vice President/Architecture</b>	<b>322 Red Eagle Pass</b>	<b>637-2202</b>
<b>Ed Ruppel</b>	<b>Treasurer / Maintenance / Newsletter</b>	<b>306 Red Eagle Pass</b>	<b>637-4050</b>
<b>Dana Magnuson</b>	<b>Secretary</b>	<b>408 Estero Road</b>	<b>417-1719</b>
<b>Rodger Cornett</b>		<b>227 Soaring Eagle</b>	<b>637-6329</b>
<b>Darlene Hoover</b>		<b>210 Estero Road</b>	<b>637-0072</b>
<b>Robert Jenkins</b>		<b>203 Red Eagle Pass</b>	<b>267-5320</b>
<b>Chris Russell</b>		<b>221 Troon Way</b>	<b>416-0809</b>
<b>Jack Hall</b>		<b>11110 Lone Eagle Court</b>	<b>312-7369</b>

# **Eagle Lake Subdivision Architectural Guidelines**

Contact Steve Meier (637-9940) if your plans call for work covered below

**Approval Process:** Any exterior modifications or changes to the lot, home and related structures as well as other items as described in the guidelines below shall be submitted to the Architectural Control Committee for approval. The committee must approve or deny the request within 30 days. If a response is not received within 30 days, the request is deemed approved. If additional information is requested, the request must be approved within 15 days of the re-submittal or the original 30 day deadline, whichever is later. **Contact Dave Smith (Architectural Committee) 637-2202 with questions and information.**

**City of Fort Wayne:** The approval of the Eagle Lake Architectural committee **does not** superseded or substitute for the city requirement of permits, easement, professional architect, or inspections.

**Building additions and Exterior Materials:** Building additions to existing structures shall be approved by the Architectural Control Committee. Building additions shall meet applicable requirements for new construction such as color, exterior material, setback requirements etc. The building addition shall have the same color and style of shingles and exterior material as the existing structure. Frontal exposure shall have natural siding materials (i.e. brick, stone, or cedar) or other materials approved by the Board of Directors. Non-natural materials should be presented to the Architectural Committee Chair for review by the Board. (Vinyl and aluminum siding are not permitted on the front of any structure.)

**Fences:** Fences shall be of wood construction or of wood substituted materials approved by the Board of Directors. Fences shall be permitted for enclosing the back yard only. Fences shall be no taller than 6 feet (posts may exceed height by no more than 6 inches for the purpose of decorative caps). Fences along lakes shall be standard 2 or 3 rail split-rail fencing. Green vinyl mesh is permitted on split rail fences for animal containment. The fence must be treated / stained in a natural color and well maintained. The finished side must face outwards from the house (posts on house side). Corner lots have special restrictions on fence placement. Please refer to the covenants or contact the Architectural Committee for an explanation. Be sure to verify easements and their associated requirements before installing the fence.

**Decks:** Decks shall be made of appropriate material (wood, vinyl, or composite material) and treated / stained in a natural color. The color shall be similar to the house color, shades of brown or pickled white, or be natural weathered color of the material.

**Antennas:** Television, radio and other antennas or supporting structure shall not be permitted to extend more than 6 feet above the highest point of the roof of the house. The antenna must be attached to the main dwelling. Full size satellite dishes shall not be permitted. Small digital satellite dishes shall be permitted. Their installation shall be such that the dish is not visible from the front of the house and shall not extend above the attached roofline.

**Storage Sheds:** Storage sheds must be constructed of wood with wood or vinyl siding material. If used, vinyl siding should be of same type used on the house. The shed shall match the exterior color of the house. The roof shall have similar color and style of shingles as the house. The shed shall be a minimum of 96 sq. feet and no greater than 168 sq. feet in size with a maximum height of 11 feet. It shall be located in such a way as to minimize its visibility from the street. The shed shall be well maintained.

**Exterior Color:** The home shall be of an earth tone. Changes to the exterior color scheme of a home will require prior approval.

**Swimming Pools:** Swimming pools shall be in-ground only. Above ground pools are not permitted with the exception of small children's wading pools. Any pool requiring a filter system or larger than 14 feet in diameter (155 square feet of surface area) is not permitted. Hot tubs shall be permitted. Be sure to follow city ordinances for fencing around pools.



**EAGLE LAKE SUBDIVISION**

**ARCHITECTURAL CONTROL REQUEST FORM**

**LOT OWNER:** \_\_\_\_\_ **LOT #** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_ **PHONE #** \_\_\_\_\_

**REQUEST FOR APPROVAL OF:** \_\_\_\_\_

**DESCRIPTION** (include dimensions, color, placement on lot, etc. Attach sketch if possible. Sketch need not be to scale.)

**PLANNED START DATE:** \_\_\_\_\_

**PLANNED COMPLETION DATE:** \_\_\_\_\_

**LOT OWNER SIGNATURE:** \_\_\_\_\_

**DATE SUBMITTED FOR APPROVAL:** \_\_\_\_\_  
(must be approved within 30 days)

FORWARD FORM TO ARCHITECTURAL CHAIRPERSON FOR REVIEW.

<b>FOR BOARD USE ONLY **</b>	
<b>APPROVED/DENIED:</b> _____	<b>DATE:</b> _____
<b>ARCHITECTURAL BOARD MEMBER:</b> _____	
<b>SIGNATURE:</b> _____	

\*\*Approval does not constitute compliance with Fort Wayne building and zoning regulations. Please contact the building department and planning department (dial 311) for necessary regulations and permits.