



Eagle Lake Homeowners Association

April — May 2015

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ALERT

Local police have reported recent incidents of vandalism in neighboring subdivisions. Vehicles parked in the street or in driveways have been the primary targets. Here are some actions YOU can take to limit vandalism in our neighborhood:



- ◆ If your vehicle must remain outside your garage overnight, be sure it is locked.
- ◆ Items inside the vehicle should be out of sight.
- ◆ Keep your post light on all night (vandals do not like bright places).
- ◆ Consider installing a motion sensor light above your garage or entry door.
- ◆ Be watchful for individuals or vehicles that looks out of place.
- ◆ If there is an incident, contact the police IMMEDIATELY.

MAILBOX STANDS

2015 Work

Our mailbox stands were installed by the builder about 20 years ago. The cedar posts soften and deteriorate with age and exposure to the elements.

The Board decided in 2013 to begin a replacement program for all 26 mailbox stands in our association. Mailbox stands from Dupont Road to Troon Way have already been replaced. This leaves about 7 mailbox stands to complete the total replacement.

This summer, we will continue the program and replace the remaining mailbox stands. (A few in this area have already been replaced.) Work is expected to begin in April and will extend through the summer on the treated lumber replacements. Once done, this part of our infrastructure should be stable (unless damaged) for the next 20 years.

STORM WATER UPDATE

Board representatives have been negotiating with City Utilities concerning the storm water system. As reported in a previous newsletter, the Board's goal is to turn responsibility for the storm water system in Eagle Lake over to the City of Fort Wayne. Official plot maps of the storm sewer system are currently being updated to document which areas are the city's responsibility and those which are Eagle Lake's.



The Board will keep residents informed as our discussion with City Utilities continues.

SPRING IS HERE



Spring = Home Improvement and Landscaping Season

At long last **SPRING** is here! 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 (page 9). The Architectural Request form is on page 10. Copies are also available at the Association website. **Please review both and submit the Architectural Request form for approval BEFORE work is contracted. Questions and the form can be submitted to**

Dave Smith (637-2202 or lcdbydws@aol.com)

Street Repairs And Other City Maintenance

Each year your Board completes a neighborhood repair request form for the City of Fort Wayne.

Street Repairs: Again this year, we have requested that our concrete streets be repaired. We are **hopeful** that we will see some major repairs on Lone Eagle Way.

The board is also asking residents to call the City of Fort Wayne (311) about specific street repairs especially if potholes develop. **The more residents who call, the greater our chance of getting the roads fixed.**

ADA Ramps: The formal petition was submitted in the early months of 2012. On the 2013, 2014 and 2015 neighborhood repair form we again requested the work to be done.

YOUR NEIGHBORHOOD!

To most of us, our **HOME IN EAGLE LAKE** is the largest single investment we have. All residents are encouraged to do their part to keep the neighborhood neat and clean. Here are a few areas where, with a medium effort, we could improve the aesthetics of the entire neighborhood:

- ◆ **TRASH CANS**—Per the Association Covenants trash cans should NOT BE VISIBLE from the street except on trash collection day (noon the day before to noon the day after). It is also a violation of city ordinance G-24-96 and G-38-07 carrying a \$25 fine for the first offence and \$50 for each additional offence. This can be reported by calling 311.
- ◆ **CARS BLOCKING PUBLIC SIDEWALKS**—Parking your vehicle so that it blocks in any way the public sidewalk is prohibited. This forces people to unsafely enter the street or walk onto your property to move around the vehicle.
- ◆ **TREES / BUSHES HANGING OVER THE PUBLIC SIDEWALKS**—Walkers using the public sidewalk in our community could be injured. This could present YOU with a major liability issue.

GREEN LANDSCAPING PRACTICES

Composting:

Residents can recycle yard waste at two compost sites in the city.

FORT WAYNE BIOSOLIDS HANDLING FACILITY

6202 Lake Avenue
Fort Wayne, IN 46815
Phone: (260) 749-8040
Hours: April 1-November 30
Mon-Sat 8am-6pm, Sun 12pm-6pm
December 1-March 31 Mon-Fri 8am-2pm

REPUBLIC SERVICES

6231 MacBeth Road
Fort Wayne, IN 46809
Phone: (260) 747-4117
Hours: Mon-Fri 8am-5pm, Sat. 8am-12 noon

Minimal fees apply at both locations. Materials accepted include: leaves, garden waste, prunings, vines, grass, brush and weeds. Materials NOT accepted include: cement, dirt, lumber, railroad ties, wooden pallets, construction debris, fruit from trees, wood fencing, tires and bushes with roots.

What is Grasscycling?

Grasscycling is the natural recycling of grass by leaving clippings on the lawn when mowing. Grass clippings are 75-85% water, so they decompose quickly, returning valuable nutrients back into the lawn.

Benefits:

- Reduces time spent mowing and maintaining your lawn
- Prevents common turf diseases
- Reduces the need to fertilize, as 50% of your lawn's fertilizer needs are met
- Does not cause thatch--in fact, helps prevent it
- Makes turf greener and tougher
- Cuts down on watering needs and costs Eliminates disposal of grass clippings (and sometimes leaves too)

Mowing:

Mow your lawn when the grass is dry and keep mower blades sharp. Mow often enough so that no more than 1/3 the length of the grass blade is cut in any one mowing.

Clean-Up:

When grass clippings are washed into a storm drain, they can clog the drain. They also carry lawn chemicals into waterways. After mowing, sweep or blow grass clippings from the street or sidewalk back onto the lawn to help reduce water pollution.

Watering:

If you water, do so early in the morning to reduce evaporation and prevent disease. Deep, infrequent watering produces a stronger, more extensive root system. Lawns watered too frequently can develop shallow root systems that make the grass more susceptible to stress and disease. During prolonged dry weather grass may look dead. In fact it is probably just dormant and will turn green again when temperatures drop and it rains.

Fertilizing:

Chemical fertilizer and other lawn care products are carried by rain water runoff into nearby ponds, streams and rivers possibly causing algae blooms and fish kills. Before applying fertilizer, test your soil to find out if additional nutrients are needed. Test kits are available at local hardware stores, home supply stores and on line. If you do decide to use chemical fertilizer, use a product containing LOW or NO phosphorus. Apply fertilizer according to package directions for moderate, even growth. Over fertilizing can weaken your lawn by causing excessive top growth, making the lawn more prone to disease.

SIGNS

The following 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 (parkway) 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.

Recycling Electronic Equipment

It is illegal to toss your old and used electronic equipment in the regular trash. Electronic equipment from cell phones to the old TV contain metals and other compounds that are harmful to the environment and to our fresh drinking water. To dispose of electronic items, contact one of these vendors. (Note: A small fee may apply.)

Company

OmniSource (DISTRICT partner)
[1430 Meyer Road](#)
Fort Wayne
(260) 422-6914 or (260) 427-5324
M-F: 8a-5p, Sa: 8a-12noon
[OmniSource.com](#)

Advantage Cartridge
[3236 Illinois Road](#)
Fort Wayne
(260) 747-9941
M-F: 9a-4:30p
[advantagecartridge.com](#)

ACE Recycling, Inc.
[219 Murray St.](#)
Fort Wayne
(260) 456-0512
M-F 7-3:30
[AceRecycle.com](#)

Street Lights

Is the street light in front of your house out?
Does it stay on during the day?
Does it go on and off all night long?



Get the **number off the pole** and contact Fort Wayne at 311 to report street light issues. (This is a city responsibility.)

Post Lights



We have a minimum number of street lights in our neighborhood. **Per the Association covenants, your post light must be on from dusk to dawn.** Today, there are a variety of light bulbs and screw-in sockets that will automatically turn on and off the light. The new CFL and LED light bulbs run on just pennies per day.

**Help improve the safety and reduce vandalism in our neighborhood:
Turn on your post light from dusk to dawn every day.**

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. Winter weather has caused many sidewalks to heave and fall, creating a tripping hazard which could lead to a liability issue for the homeowner.

In the past, the only solution was to dig up the sidewalk and pour new concrete. However, several residents have used a company that drilled the displaced concrete slab and forced high pressure concrete through the holes, thus raising the slab to the appropriate level.

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

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

NEW EAGLE LAKE WEBSITE

WWW.EAGLELAKEHOA.ORG

VISIT OUR NEW EAGLE LAKE WEBSITE. It is updated monthly and 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.

BABYSITTING	Mia DePillo 209 Troon Way (637-9395) traceynjoe@hotmail.com	Age 17. Red Cross Training.
	Zoe DePillo 209 Troon Way (637-9395) traceynjoe@hotmail.com	Age 15. Red Cross Training.
YARD WORK SNOW SHOVELING	James Jamicich 506 Troon Way (338-1515) jjamicich@frontier.com	Affordable mowing, trimming, edging, yard clean-up, rake leaves. Has own equipment
LAWN CARE	Nolan Gonzales 334 Troon Way (498-6987) nolangonzalez23@gmail.com	Affordable lawn care: Will provide a variety of lawn and yard services including mowing, trimming, edging, fertilizing, and mulching.
PET CARE	Zoe DePillo 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.co7

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**

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

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



Call Mr. Fixit!



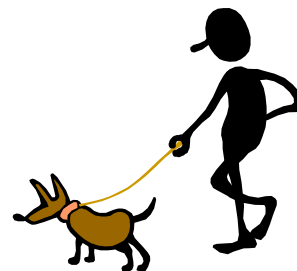
Do you have a broken mailbox rack? Is there a problem with the common fences? Whatever the issue

with the association common areas, notify:

**Ed Ruppel (637-4050)
or ed_ruppel@frontier.com**

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 at least 18 inches from the public sidewalk to allow walkers to pass safely in front of your house.
- ◆ Stray or loose dogs and cats should be reported to Allen County Animal Control (449-7491).



Eagle Lake Subdivision Architectural Guidelines

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 or lcdbydws@aol.com 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.

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

**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.