

# Eagle Lake Homeowners Association

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January 2016 Edition

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## THANK YOU, ED!

*An important message from Bill Spohn, President  
Eagle Lake Homeowners Association*

For the last 18 years, Eagle Lake resident Ed Ruppel has been on the Association board, first as its secretary, then as treasurer. Ed says he 'purposely refused' to be president of the Association but instead, with the support of his wife Mary, preferred to actively dedicate himself to Eagle Lake in other ways.

It was Ed who faithfully and professionally handled the financial affairs of the association for many, many years. He also was behind the creation and publication of the Association Newsletter that brought you important information six times a year. Ed also did the 'little things,' if you want to call them that.

He made sure association fences were repaired for you after storms, or that mailboxes were repaired after being knocked over by a car, or street lights and streets being mended. Ed was always there every time his phone rang or got an email from a resident who needed help. He's the one who put out the sand barrels at the entrances so you could drive in and out safely when the roads were slick. And thank Ed for putting up the Christmas decorations,. He did that too.

Through the Association, Ed's service to you and others in years past is a testament to his character and devotion to Eagle Lake. "It was a labor of love," says Ed, who in December was reluctantly forced by unexpected health issues to step back from something he really loved - the Association, the Eagle Lake neighborhood *and you*.

Thank you Ed, for being the pillar for all of these years that made Eagle Lake such a great place to live.



Ed Ruppel  
"...it was a labor of love"

## **Meet Your 2016 Eagle Lake Board of Directors**

There have been significant changes on the Board this fall, both expected and unexpected.

The annual Homeowners meeting in October saw the passing of the torch to newly-elected board members. Joining the board are: Ken McMillan, John VanNaarden and Peter Neumann.

We thank Roger Cornett, Chris Russell and Dana Magnuson for their service.

The resignation of Ed Ruppel in December created a yet-to-be filled vacancy for Treasurer. Bill Spohn is temporarily handling Association mail and financial matters, such as dues and bills, while Association vice-president Dave Smith volunteered to be the point person to handle maintenance issues related to the Association such as streets, lights, mailboxes, signage, sand barrels and the like.

Bill Spohn is actively looking for someone from our Association to join the board as treasurer. Contact Bill (637-5623) to learn more about how you can help.

Peter Neumann (637-5620) has stepped in as Association secretary to include editing the Newsletter.

<b>Bill Spohn</b>	<b>President</b> <i>(Acting Treasurer)</i>	<b>226 Troon Way</b>	<b>637-5623</b>
<b>Dave Smith</b>	<b>V.P. /Architecture</b> <i>(Maintenance)</i>	<b>322 Red Eagle Pass</b>	<b>637-2202</b>
<b>(vacant)</b>	<b>Treasurer</b>		
<b>Darlene Hoover</b>		<b>210 Estero Road</b>	<b>637-0072</b>
<b>John Van Naarden</b>		<b>219 Soaring Eagle Ct.</b>	<b>414-1319</b>
<b>Ken MacMillan</b>		<b>130 Estero Road</b>	<b>637-4917</b>
<b>Peter Neumann</b>	<b>Secretary / Newsletter</b>	<b>405 Estero Road</b>	<b>637-5620</b>
<b>Robert Jenkins</b>		<b>203 Red Eagle Pass</b>	<b>267-5320</b>
<b>Jack Hall</b>		<b>11110 Lone Eagle Ct.</b>	<b>312-7369</b>

### **BOARD MEETINGS ARE OPEN TO YOU!**

Association members are invited to attend Board meetings. The next Board meeting is January 17th at 7PM at the home of Dave Smith, 322 Red Eagle Pass.

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

**EAGLE LAKE HOMEOWNERS ASSOCIATION, INC.**  
**Annual Meeting Minutes - Sunday, October 18, 2015**

The meeting was held at St. John's Chrysostom Church, Badiac Road. 14 homeowners were represented and 7 proxies were recorded making the official quorum of 21 voting members. A total of 23 individuals were at the meeting.

- The meeting was called to order at 7:33 PM by vice president Dave Smith.
- Acting Secretary (Darlene Hoover): The minutes of the 2014 Annual Meeting were read and approved without changes.
- Treasurer (Ed Ruppel):
  - The unaudited financial status as of the end of the 2015 fiscal year (October 1, 2014 to September 30, 2015) was reviewed (copy attached).
  - 5 households did not pay their annual dues. Liens have been instituted against their properties. A bank foreclosure was resolved with a loss of over \$1,000 to the association (multiple years of dues were owed and not paid under foreclosure.).
  - The financial condition of the organization was discussed. The year ending September 30, 2015 had a net income over expenses of \$1,600.
  - The ultimate goal is to have at least 1 year's dues equivalent in the bank. As of September 30, 2015, we have about 38% of our goal on hand.
  - The unofficial external audit of the 2014 fiscal year financials was made available to those attending for their review.
- Committee Reports:
  - Maintenance (Ed Ruppel):
    - Replaced 2 damaged mailboxes> (Purchased 10 mailboxes for reserve.)
    - Rebuilt 9 mailbox racks. All mailbox racks in the association have now been upgraded/rebuilt. Baring accidents or other mishaps, the mailbox stands should last 15 to 20 years.
    - 3 sections of fence were repaired at end of Red Eagle Pass.
    - Salt barrels: Set out for the winter, stored for the summer. Salt barrel stands were painted before installing
    - Christmas Lights were installed. (New wreaths and lights were purchased.)
    - Drainage Pond Maintenance: Same contractor, same costs. No issues with the fountains this year.
    - Lawn and Landscaping: Same contractor. Year 3 of a 3 year contract completed. Will be soliciting bids for the 2016 season.
    - Snow Removal: Same contractor. Lightly used.
    - Storm Water maintenance was turned over to the city in August.
    - Added some plantings to the Badiac Road entrance.



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- Architectural (Dave Smith):
  - 19 requests were received and approved.
  - No exceptions. However, there is a concern that many residents are not filing the Architectural Approval form especially when replacing roofs.
- Newsletter and other Association Communications (Ed Ruppel):
  - 130 individuals receive the newsletter by email which saves the association about \$450 a year and about 30 hours of labor in collating and distribution of the paper newsletter.

□ Board Vice President Dave Smith presented the following

1. Street repairs:

We continue to work with the city to get the streets repaired. Some patching of Lone Eagle Way was completed in September. The Board has submitted the official city road repair request in for 2016-2017. Residents should call 311 for issues with the streets.

2. Request to opt into the City of Fort Wayne Stormwater Program:

After several meetings between of the city Storm Water department and members of our Board, the final papers were signed and the request was accepted by the City. All residents were notified. Now, call 311 for all storm water issues. (Map and other information on the association website.)

3. Update on the recreational trails project ongoing:

a. Pufferbelly Trail: Access to the new section between Dupont and Carroll Road is from the north end only. Parking available on the Life Bridge Church parking lot.

b. Dupont Rd. / trail improvements; The road widening project will take part of our entrance to the subdivision. We are not sure how much right-of way (ROW) the city will be purchasing. This process of obtaining the right-of way will be starting soon as the plans are being finalized. Expect work in the 2017-2018 time frame.

4. Talis Park: The new development along Badiac was approved. Additional information on Talis Park is on the association website. The development will include 84 homes. There are still concerns about traffic on Badiac and the intersection of Coldwater and Badiac. The city is reviewing both issues.

○ Call for and complete any old business from 2014 Annual Meeting: There was no old business.

○ **New Business**

○ Nominations and election of new Board members to fill open 1 year term: Dave Smith, 2

2 Year term: John Van Naarden, Ken MacMillian, Peter Neumann, Jack Hall, Ed Ruppel

○ No other nominations were offered. All individuals noted above were elected.

○ We now have a lawyer who can be called upon for consultation if needed.

○ There was a brief discussion of some of the concerns around combining our 5 slightly different Covenants. This review & possible options will be on Board's agenda in 1916.

○ Other new business was covered in the President's report.

○ Call for questions from the homeowners to the Board. (No additional questions. All items were resolved as the various topics and reports were being presented.)

○ The Annual Meeting was closed at 8:29 PM.

Submitted by Darlene Hoover / Ed Ruppel, Joint Acting Secretary

**Talis Park and Badiac Traffic—Thinking Outloud**

The site development and major infrastructure work on the first phase of the Talis Park subdivision has been completed. A benefit to Eagle Lake has been the widening and repair of Badiac Road at the north entrance to our Association. You can expect work to continue, even through winter—and that will mean more truck and vehicular traffic and risks for motorists.

Unchanged is the dangerous intersection at Badiac and Coldwater, which has been the site of accidents from rear-end collisions from northbound Coldwater motorists. Another such recent accident involved a mother and daughter of an Eagle Lake resident who was waiting to turn west onto Badiac and was rear-ended at high speed. Both suffered injuries. While the developer of Talis Park has promised construction of a traffic “bubble” to enable northbound motorists to go-around westbound turning vehicles, this particular improvement couldn’t come fast enough. Maybe the Badiac—Coldwater turn ‘bubble’ could have been done before the site development started?

**WINTER PARKING REMINDER**

If snow is forecast (couldn’t we skip it this year?), please 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 and increase your expenses. Cars will be plowed in if they are on the street during and after a storm.



It costs you more if the contractor must return to clear 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.

The City of Fort Wayne will not plow our residential streets until all major thoroughfares have been cleared. Residential streets are generally among the last to be plowed. The city plows, because of the large geographic area they have to cover, can’t be as effective as our snow removal contractor, nor simply can they do as good of a job as our contractor.

**Street Lights**

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

Get the **number off the pole and the address of the closest house, then 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.

## **Eagle Lake Subdivision Architectural Guidelines**

*Ours is a beautiful subdivision, made so because you care! As spring approaches, many of you'll begin to plan improvements to enhance your homes and beautify your yards. Please review the Association guidelines below that will help you in the planning of your yard and home projects while maintaining the great, consistent appearance of Eagle Lake. And then submit your review application early so your project isn't delayed!*

**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](mailto: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.

(continues)

## **Eagle Lake Subdivision Architectural Guidelines** (continued)

**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.

### **"Sign, Sign, Everwhere a Sign!"**

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

#### **POLITICAL SIGNS**

Political signs can be placed on the lawn in front of your house prior to the election. They should be removed within 2 days after the election. Political signs cannot be placed in the parkway.

#### **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.**

**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:** \_\_\_\_\_

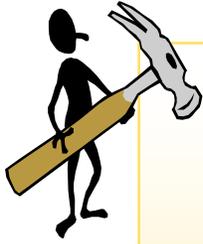
**LOT OWNER SIGNATURE:** \_\_\_\_\_

**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.



### 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:

**Dave Smith (637-2202)**  
or [lcdbydws@aol.com](mailto:lcdbydws@aol.com)

If you need verification of payment for Association dues, contact Bill Spohn at [spohnclan3@msn.com](mailto:spohnclan3@msn.com) or 637-5623 **3 days prior to closing.** (Generally, the title company takes care of this.)

**M  
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### Help Tell Our Story

We want to do a better job of getting to know you and bringing us closer together.

The Association's board is looking for volunteers to help tell the story of what makes Eagle Lake a special place to live.

From careers to unique avocations to special achievements from old and young - let's share in word and pictures the great stories that make us Eagle Lake!

For more information about how you might be able to contribute, contact Peter Neumann at 637-5620.

### **"See Something, Say Something!!"**

That's the mantra these days from law enforcement in reaction to horrible terrorist shootings in our country.

The idea of the slogan seems obvious, but maybe there's a takeaway right here in Eagle Lake and our broader community which may be the difference in being safer. So when you see suspicious activity of any kind - cars or people - or unfamiliar happenings—call 9-1-1.

