



Eagle Lake Homeowners Association

October — November 2014

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**Eagle Lake Homeowners
Association Annual
Meeting**

**Sunday, October 19, 2014
7:30-8:30 PM**

**St. John's Chrysostom Church
Badiac Road**

**The meeting is on Sunday to allow
more homeowners to attend. This is
your opportunity to share your
concerns and questions with the
Board.**

YOUR NEIGHBORHOOD!

To most of us, our HOME in Eagle Lake is one of our largest single investments. The property values in our neighborhood depends on everyone doing their part to keep it clean and neat. Here are a few areas where, with a little effort, we could improve the aesthetics of our property and the 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 violation can be reported by calling 311.
- ◆ **CARS BLOCKING PUBLIC SIDEWALKS**—Parking your vehicle so that it blocks the public sidewalk in any way is prohibited. This forces people to unsafely enter the street or walk in your yard to move around your vehicle. This is a violation of the city parking laws.



Burglary in OUR Neighborhood

There was a burglary reported in the neighborhood within the last couple of weeks. Per the police, it appears the burglars used the garage door opener from an unlocked vehicle parked in the driveway to gain access to the garage. From there they were able to gain access to the main house. Fortunately, the youths were caught within a few days.

The police remind us of the following:

- Be sure to lock your vehicle if you leave it outside overnight or for long periods of time. (If you remove all valuables—see the next item—you may want to leave the car unlocked so that if a vandal tries to get in, they will not break out you window, causing costly damage.)
- Be sure to remove (or hide) all valuables in vehicles parked outside. This includes garage door openers, GPS, loose change, cell phones, cell phone chargers, etc.)
- Newer cars are more difficult to steal because you need an electronic key fob or electronic key to start them. Older, key operated cars are more likely to be stolen.
- Check to be sure your garage door is down for the night.
- Lock your inside garage door each night.
- Leave the post light and/or your porch light on. (Use at least a 60 watt equivalent bulb.) This is a requirement of our association.
- Some homeowners may want to keep a small light on in the back as well. (The more the exterior of your house and the neighborhood is lit up, the less likely there will be additional incidents. Adding motion detector lights on the side and back yard is another choice.)
- Observe your neighbors and if you see something that is not right, contact them and/or the police.

We have a wonderful, safe neighborhood. We can all work together to keep it that way just by taking a few steps to help keep our properties safe.

Winter Street Repairs

With the onset of winter, potholes in our streets may appear. Call 311 to report a pothole. 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.**

WINTER STORAGE

BOATS, TRAILERS and RECREATIONAL VEHICLES

As the summer ends, 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.

CAN I RUN A BUSINESS FROM MY HOME?

This question has come up several times in the recent past. The specific Covenant reference and City codes that apply to this question are presented below.

Eagle Lake Covenants;

Article III, Section 1. Single Family Residence and Garages. "Each residential structure erected or placed on any lot shall be designed, intended and used as a residence for single family only."

Article III, Section 6, Signs. "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 a builder to advertise the lot during the construction and sale period."

Article III, Section 9. Boats, Trailers, Etc. "No boats, trailers, campers, recreational vehicles, or other vehicles of whatever kind or character other than operational automobiles shall be parked or permitted to remain on the street or on any lot unless housed completely in a garage."

City of Fort Wayne Zoning Ordinance:

According to the City ordinance for R-1 zones, only a Home Occupation or Home Business would be allowed. The following are the definitions of these;

Home Occupation; An accessory use of a dwelling unit, or a use of an attached structure accessory to a dwelling unit, where business activities are conducted which do not change the residential character of the structure or property, or adversely impact adjacent properties. Clients or customers shall not come to the home, and on-site retail sales shall not be permitted. No outside employees may be permitted. A home occupation shall be permitted in conjunction with a single family, two family, or multiple family dwelling unit where the business owner lives and shall be operated entirely within a primary or attached accessory structure.

Home Business: (Note a Home Business requires permission from the City Board of Zoning appeals as a special use in an R-1 district.) An accessory use of a dwelling unit, or a use of a structure accessory to a dwelling unit, where business activities are conducted which do not change the residential character of the structure or property, or adversely impact adjacent properties. A home business would typically be more intensive than a home occupation, due to factors such as outside employees working at the dwelling unit, clients or customers coming to the dwelling unit, or on-site retail sales. To allow for possible mixing of uses in rural and residential areas, outside employees shall be permitted; however, only one (1) outside employee shall be permitted to work at home. Clients and customers shall be permitted to come to the home, and on-site sales items either produced or value-added on the property, along with accessory retail sales, shall be permitted. A home business shall be permitted in conjunction with a single family or two family dwelling unit where the business owner lives, and shall be conducted entirely within a primary or accessory structure. If conducted within the dwelling unit (primary structure), the gross square floor area used for the home business shall be less than 50% of the area of the primary structure. If conducted out of an accessory structure, the area used for the home business shall not exceed the square footage of the primary structure. Permitted home businesses shall include, but not limited to, professional offices, personal services uses such as barber shops and beauty/nail salons, and teaching/tutoring/music lessons.

By Bill Spohn
President
Eagle Lake Homeowners Association.

**STORM WATER
MAINTENANCE**

The Board has moved forward with the request to have our storm water maintenance handled by the city. The city will be inspecting the system and will be sending every homeowner in our association a letter explaining the move and the additional monthly fee of

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

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.

FALL IS HERE!

FALL CLEANUP

Here are a few helpful hints and regulations to assist you in this year's fall cleanup:

BURNING YARD DEBRIS: Burning of yard debris is not permitted in the city of Fort Wayne. This is monitored and citations will be issued. Call 311 to report illegal burning.



DISPOSAL OF YARD WASTE: Yard waste, except leaves, can be placed with the garbage for collection. Grass clippings may be placed in plastic bags or in refuse containers. Branches must be cut to no longer than 3 feet long, 3 inches in diameter and bundled with cord or rope. Leaves cannot be disposed of in landfills.

CITY LEAF COLLECTION: Leaves should be raked to the curb or placed in biodegradable yard waste bags. Collection dates will be announced by the City of Fort Wayne. Additional information can be found at www.cityoffortwayne.org or call City Leaf Collection Hotline at 311 or 427-2302.




**WINTER
PARKING REMINDER**

*If snow is forecast, 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 expenses. 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 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.

Because of budget constraints, we do not anticipate seeing any FW City plowing of our streets this year.



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 it and request a repair. (This is a city responsibility.)

Post Lights



Our neighborhood streets are very dark when people do not turn on their post lights. **Per the Association covenants, the post light in each yard 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 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.**

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

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.

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 (385-7006) affordablelc@rocketmail.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.com

Eagle Lake Subdivision Architectural Guidelines

Contact Dave Smith (637-2202) 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.

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.