



Eagle Lake Homeowners Association

December 2014 — January 2015

Eagle Lake HOA Christmas Lights Contest

Eagle Lake HOA would like to reward you for something you do anyway!!! Last year's Christmas decorations were an awesome display. This year the Eagle Lake HOA board would like to reward your efforts with Prizes. Enjoy this opportunity to win and go string some lights!!!

Details: 3 Judges will tour the association between December 13 and 17. They will pick houses for each of 3 Categories: Judges Favorite, Best Technical Display, and Best Theme. The prizes hopefully to be Awarded December 20 with photos for the newsletter. Prizes include: Amore's Pizza "Pizza Party Pack" from owner, Steve Fiacabl, \$25 gift card to Jamison's Meats, \$40 gift card to Casa, and 3 Cash awards from the board and Tug and Judi Pierson Re/Max Results 260-413-7218 .

If you get a moment, thank the Board Members and the donors for their participation in this fun event.

ANNUAL MEETING NOTES

The 2014 Annual Meeting was held on October 19, 2014 with 21 homeowners represented (includes proxies). The Treasurer, maintenance, architectural, and newsletter reports were provided. Discussion topics included street repairs, Dupont Road upgrade, trails, and the storm water system.

- *New Board: Refer to page 7 and the Association Web Site.*
- *Maintenance Report for 2014: See page 3*
- *Unapproved minutes from the 2014 Annual Meeting will be posted on the association website later this year.*

WINTER REMINDERS

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. Last year, the city plows were through once to widen the roadway. Several homeowners had significant lawn damage. **PLEASE DO NOT CONTACT THE CITY FOR SNOW REMOVAL.** If you have an issue with snow removal, please contact Ed Ruppel (637-4050).

WINTER SIDEWALK CARE

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

With the many people and **SCHOOL CHILDREN** who 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.

Code enforcement can be reached through the city at 311.

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 and increase expenses. Cars will be plowed in if they are on the street during and after the snow 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.



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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.

FISHING IS PERMITTED. The fish have not been tested or approved for human consumption. (A contractor will be handling algae prevention and will spray regularly for mosquitoes.)

FROM THE BOARD

The following topics were discussed by the new Board at its first meeting in November:

- ◆ *Officers for 2015 were elected.*
- ◆ *Dues will remain at \$270 per property for 2015.*
- ◆ *The Board approved an auditing review of the Treasurer’s records for 2014 by a non-Board member.*
- ◆ *The 2015 budget was discussed and approved with minor changes. ***

*** Refer to the Association Dues Letter dated December 1 for a review of the previous 4 years of expenditures and the approved budget for 2015.*

**MAINTENANCE SUMMARY REPORT
FOR FISCAL 2014**

Contracts

- ⇒ Annual snow removal contract.
- ⇒ Annual lake maintenance contract.
- ⇒ Lawn services contract.

Drainage Ponds

- ⇒ No issue with the drainage ponds this year

General Maintenance Issues

- ⇒ 13 sections of association fence were repaired or rebuilt (Dupont Road, Soaring Eagle and Estero)
- ⇒ 6 mailbox racks were completely rebuilt
- ⇒ The lawn and garden contractor completed the second year of a 3 year contract.
- ⇒ Significant amounts of snow were removed between December 26 and March 31
- ⇒ The City plowed the streets once causing some lawn damage.

YOUR NEIGHBORHOOD!

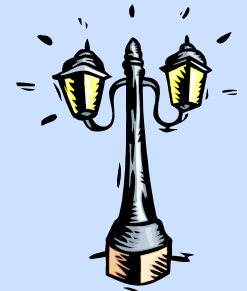
To most of us, our HOME in Eagle Lake is one of our largest single investments. Here are a few areas where, with a little effort, we could improve the aesthetics of our property and the neighborhood:

- ◆ **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. Violators should be reported to the Fort Wayne police at 427-1421.
- ◆ **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.

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.**

TRASH CANS—THANK YOU

We appreciate the efforts of those residents who are now complying with city regulations by removing trash cans from the front of the house. They are helping to improve our neighborhood and the perceived VALUE of our properties.

For those who must still stare out the front window of their homes at someone else's trash cans day and night, please call 311 to report it to neighborhood compliance. The two city ordinances are G-24-95 and G-38-07. The fines start at \$25 per can and increase as additional calls are made.

Help keep our neighborhood from going into the trash!

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.**

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.

SIGN REMINDER

All CONTRACTOR and FOR SALE signs must be placed on the lawn, not in the parkway between the sidewalk and street.

Contractor signs can remain only while the contractor is actively working at your home. They should be removed when the contractor completes their work.

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

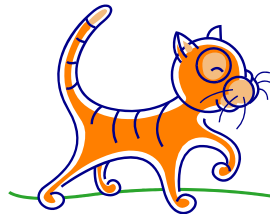
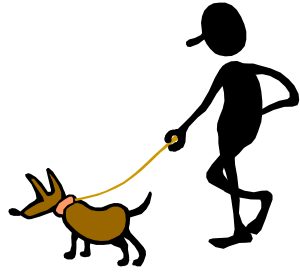
The following list is provided as a service for our Association Members needing services. The Board does not warrant or endorse any of the individuals listed below.


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

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).

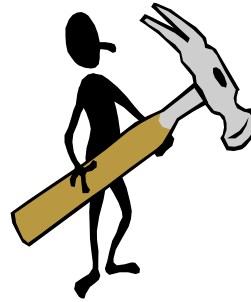




If you need verification of payment for Association dues, contact Ed Ruppel at ed_ruppel@frontier.com or 637-4050 **3 days prior to closing.** (Generally, the title company takes care of this.)

M
O
V
I
N
G

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

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

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.

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.