

May 2015 "Letter to Residents"

Dear Waterscape Neighbors,

Memorial Day Weekend is always great fun, as guests join many of us at Waterscape to kick off the summer season on Morse. This year we also are welcoming many new Waterscape condo owners. Hopefully the weather will be good so we can all get out to meet and greet our new neighbors!

Volunteers, contractors, and even the City of Noblesville have been working hard this month on several pre-season projects at Waterscape. Try to take a walk around the property this weekend to see the progress so far.

- Landscaping replacements and improvements have begun for 2015. Take note of the first installations, located between Building 7 and the overflow parking lot, between Buildings 8 and 9 along Waterscape Way, and between Building 14 and the Mallards Point condos off Newport Drive by our beach.
- Summer flowers will be on the Community Deck before the holiday weekend. (Thanks go to Annie Stock and Gina Heinzman for their work on this project.) The summer flowers are out on the Point already. (Thanks to Kitty Osborn for contributing this project every year.)
- The fountains are back in the ponds and blue colorant will be added this week. (Special thanks to Mike Temming for his work in tending the ponds every year.)
- We have 2 new benches on the shoreline by Newport Beach. (Thanks to Bob Polivick for his work on this.) This is a favorite viewing spot to enjoy the lake activity.
- The Dock Committee has checked all the electrical service and re-bulbed the dock lights, so we're good to go.
- Pressure washing and staining of 1/3 of the wood structures will be completed this week. This year's rotation called for addressing the wood structures around the cove.
- The City of Noblesville has installed additional safety signage at the Waterscape Way exit to warn of the pedestrian/bike path crossing. Note that our stop sign is located BEFORE the path, so please stop there to avoid the crosswalk traffic.
- A new 15 mph speed limit sign has been installed at the Waterscape Way entrance. Please observe the limit at all times and drive especially carefully on weekends when

the property is filled with foot traffic and young children who might dart from between parked cars.

- Dryer vents have been cleaned in buildings 8 through 14. The every-other-year rotation means those in building 1 through 7 will be cleaned next year. Not a very glamorous project, but an important one for safety.

We had hoped to have the buoys and ropes installed to define a protected swim area at Newport Beach, but we just didn't make it by Memorial Day. Look for this improvement soon; the DNR permits and installation plans are well along in the works.

Memorial Day Weekend Parking

Parking places will be at a premium this weekend, and we must take care not to block any fire lanes. Please avoid parking in any of the areas marked with yellow. Owners are encouraged to use their driveways for parking to free up parking places for guests. And remember that additional parking is available in the overflow parking area at the south end of Waterscape Way.

IF the ground is dry, another alternative is parking in the grass on the Waterscape side of Newport Drive. The forecast is "iffy" for this weekend; parking in the grass must be avoided if the ground is wet because parking there could damage the lawns and require costly repairs. But if the weather permits, take care to park your car completely in the grass; Newport Drive is narrow and lacks good visibility in places.

Or how about this idea -- consider picking up your guests and bringing them to your Waterscape condo to party. They should appreciate not having to try to find a place to park.

As a courtesy, please avoid parking any trailers or boats on the property over Memorial Day weekend. With every parking space worth gold this weekend, your neighbors will not appreciate it if your trailer takes up 2 or 3 spaces.

Summer Season Reminders

Below are a few reminders related to summer activities.

But, as always, the best up-to-date resource for Waterscape information is our website:
www.waterscapehoa.com

From the website you can download many helpful guidelines as well as the request forms for seeking the required advance approval for individual projects in the common areas of the exterior grounds, buildings and docks.

Whether you want to add a deck, install a satellite TV dish, or plant a few flowers by your front door --you'll find on our community website the information you need to know and the steps you need to take in advance. You'll also find copies of our community's policies, practices and procedures on the Waterscape website.

Please take a few minutes to browse the various pages of our website so you'll be familiar with the many resources available there, as well as details about these summer reminders:

Boat & Trailer Parking When making plans for launching or removing watercraft, please remember that trailers (with or without boats on them) are permitted to park at Waterscape for a **maximum of 72 hours**. The 72-hour limit applies to parking anywhere on the property, including driveways. After 72 hours, they are subject to towing.

Please arrange your schedules to fit within the 72-hour window. And make sure trailers are not parked in fire lanes or anywhere else where they might interfere with driveways and normal traffic. Beware – the big garbage trucks come through every Friday and they need a very wide berth.

Docks Safety Signage at all entrances to the dock system reminds us of important safety considerations, including no swimming off the docks or running on them. Also, take a moment to note the locations of life rings that hang by most dock entries in case of an emergency.

Dock Rentals Residents wanting to rent a dock and owners wanting to rent their dock to another resident should contact Dock Committee member Mike Alexander at (317) 501-4682 or tdlpro@comcast.net. Remember, only watercraft owned by / registered to Waterscape residents may be moored in the Marina. The Docks Committee does not get involved in individual rental negotiations, but serves as a clearinghouse for information among residents.

Dock Modifications Please make special note of the newly updated and expanded “Dock Modifications / Installation Approval Guidelines” available for downloading from the website’s “Marina” page. Dock companies who frequently work at Waterscape participated in preparing the installation details and drawings to help guide your planning. If you wish to submit a request for the required advance approval, you’ll find the form for doing that on the same page of the website.

Grills Residents need to be aware of the Indiana Fire Code sections cited by the Noblesville Fire Inspector. The Inspector’s complete letter is included in the “Grills and Other Open Flame Activities” document available for downloading from the website’s “Guidelines/Policies” page. Please make special note of Fire Code’s requirement that charcoal burners, LP (propane) burners or other open-flame cooking devices shall not be operated on balconies or anywhere else within 10 feet of combustible construction.

Personal Plantings In order to preserve the integrity of our landscaping design, Waterscape’s By-Laws require advance approval for planting or removing any landscaping. You’ll find helpful guidelines if you download from the website’s “Guidelines/Policies” page the document titled “Grounds Responsibilities, Maintenance, Improvements and Replacements”. Sections H and I of that document will point you in the right direction if you wish to submit a request, and the form for that request can be downloaded from the same page of our website.

Freebies Stop by 20761 Waterscape Way to pick up these items provided free of charge to owners by the HOA. Or contact Angie Gordon at 317-663-4692 or aganda@aol.com.

Paint & Primer: You may have a “ding” you’d like to touch up yourself without waiting for the contractor’s warranty work. The ONLY paint and primer to be used on the white trim or on the outside of the front doors is that available from the HOA free of charge. Also, maintaining decks is the responsibility of individual owners. This is the only paint and primer that should be used for the deck railings.

Low Energy Light Bulbs: Pick up free, low-cost bulbs to use in your exterior lights. All residents are urged to **leave exterior lights on at night**.

NEW – Exterior Light Fixture Replacement Glass: We’ve salvaged some panes from fixtures that no longer worked. Glass panes are available for the fixtures located by condo front entries and garages. Sorry, we have none for those on balconies and patios. Nor have we been able to find any replacement screws to salvage yet.

Summer Events

You’ve probably seen the “Save the Dates” flyer posted on the mail stations. It’s also enclosed at the end of this newsletter. Mark your calendars and plan to participate! Your weekend guests are always welcome to join you at Waterscape’s summer events.

The 2015 season’s first “TGIF” event will be on Friday, May 29th. These gatherings are scheduled monthly throughout the summer. They’re informal from “7-ish to ?-ish” on the Community Deck. Just bring your beverage of choice and join your neighbors. Feel free to bring along your weekend guests, too. The entrance to the Community Deck is located between 20808 and 20812 Waterscape Way.

Next up is the Community Cookout on Saturday, June 13th. Watch your e-mail and the mail stations for more information on the plans for this always-popular event.

And note that plans are in the works for a new Waterscape event – the “Water-Escape” party to be held out on the lake on July 18th. More on that later

Have a fun – and safe – holiday weekend on the lake!

Best regards,
Angie Gordon
Waterscape Communications Chairman

2015 Waterscape Contacts

Visit our community's website at www.waterscapehoa.com

Management Company

*All maintenance requests, questions about your account, rental applications
Best way to submit maintenance requests to Meridian is via the Waterscape
website*

<http://waterscapehoa.com/contact/>

MERIDIAN MANAGEMENT CORP. 317-262-4989 (24-hour emergency coverage)

Geoff Clow, Property Manager gclow@meridianmgmtcorp.com
Roxanne Rather, Asst Property Manager rrather@meridianmgmtcorp.com

HOA Board Officers

President	Joseph Mrak	jmrak@rqaw.com
Vice President	Harry Curnow	hccurnow@att.net
Secretary	Annie Stock	astock4@comcast.net
Treasurer	Angie Gordon	aganda@aol.com

Board Members / Committee Chairs

Architecture / Buildings	Joseph Mrak	jmrak@rqaw.com
Communications	Angie Gordon	aganda@aol.com
Docks	Harry Curnow	hccurnow@att.net
Events	Annie Stock	astock4@comcast.net
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Board Member	Dana Donahue	danadonahue@ymail.com
Board Member	Mark Lusch	mrl47201@aol.com
Board Member	John Weis	abijohn@comcast.net

Keep track of Morse Reservoir water levels

<http://www.citizensenergygroup.com/My-Home/Programs-Services/Water/Reservoir-Levels>

Also at <http://water.weather.gov/ahps2/hydrograph.php?wfo=ind&gage=nmsi3>

Keep up with **Morse Waterways Association's** activities at <http://morseh2o.org/>.

WATERSCAPE 2015

save the dates

Mark your calendars ... and invite your family and friends to join you for Waterscape's celebrations of summer by the lake!

Friday, May 29th – TGIF *

Community-wide gathering on the waterside deck. Bring a beverage and join your neighbors from 7-ish to ?-ish.

Saturday, June 13th – Community Cookout

Gather near Newport Beach to kick off the season.

Friday, June 26th – TGIF

Saturday, July 4th – Ice Cream Social

The popular umbrella cart returns with ice cream treats for all.

Saturday, July 18th – Water-Escape

Watch for details of our NEW party out on the lake.

Friday, August 28th – TGIF

Saturday, September 12th – Beach Party

Meet by the bonfire to bid farewell to the season.

* This year, monthly community-wide “TGIF” events are planned ... but residents are always welcome to gather with friends on the community deck.

