

May 2016 "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 on Memorial Day weekend and also at the big Annual Community Cookout that follows on June 18th!

Pre-Memorial Day Projects

The rains have put us about 3 weeks behind our normal schedule. Despite that, several projects have been completed and several more are to be finished before Memorial Day.

Some significant projects slated for completion before Memorial Day include –

- Removal and replacement of dead shrubs.
- Return of the pretty summer flowers to the Community Deck. (We're looking for volunteers to help keep these watered. Please contact Annie Stock at 765-425-2269 if you can lend a hand.)
- Replacement of the warped boards in the lower shoreline boardwalk behind buildings 1-2-3 (opposite the 200 and 300 series docks).
- Completion of the landscaping enhancements by the final mail station – a multi-year project that began in 2011.
- Continuation of the back-of-building landscaping project, focusing again this year on areas where diseased ash trees had to be removed. Waterscape started this multi-year project in 2012 and we hope to complete it in the next couple of years.
- Spraying of exterior building areas affected with algae to remove and prevent future build-up. (We've tested a new eco-friendly product, and so far, so good!)
- Placement of "Private Docks" signage in a few key areas where interlopers have been spotted from time to time.
- If possible, augmentation of sand on the beaches. With the heavy rains, the water level in Morse is too high right now to make adding sand worthwhile. This will be done ASAP when the lake level permits.

Among the spring projects already completed are –

- The fountains are back in the ponds and blue colorant will be added this week.
- The “No Boats” buoys are in place to identify and protect the swimming area by Newport Beach.
- The Dock Committee has checked all the electrical service and re-bulbed the dock lights, so we’re good to go.
- Dryer vents have been cleaned in buildings 1 through 7. The every-other-year rotation means those in building 8 through 14 will be cleaned next year.
- The shoreline and perimeters of the ponds have been sprayed with eco-friendly “Flight Control” geese deterrent. Remember that Waterscape policy strictly prohibits any feeding of geese or other waterfowl anywhere on the property or along our shoreline.

Memorial Day Weekend Parking

Parking places are at a premium on big holiday weekends, and we must take care not to block any fire lanes. Please avoid parking in any of the areas marked with yellow.

Owners need to use their driveways and garages for parking their own cars 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.

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 on the big weekends, your neighbors will not appreciate it if your trailer takes up 2 or 3 spaces.

Community Cookout Saturday June 18th

This is always our biggest seasonal event. Plan to gather with your neighbors, and feel free to include your weekend guests and extended family members.

**Waterscape Cookout
By Newport Beach
Saturday, June 18th / 5 to 8-ish PM**

Waterscape’s “master chefs” will man the grills to cook hot dogs and burgers. The HOA also will provide all the “fixin’s” plus chips and bottled water. Please pitch in a side dish, salad or dessert. Drinks other than bottled water are BYO. And please bring your chairs or a blanket to spread out on the beach for the picnic party.

RSVP

**Via e-mail to waterscapenews@aol.com - or - by phone to 765-425-2269 (Annie Stock)
Please let us know how many people you think will be attending
and what you plan to pitch in.**

Upcoming Summer Events

Watch your e-mail for info on more events planned for this summer, including –

- The annual ice cream social on July 4th weekend
- A new-and-improved “Water-Escape” event out on Morse later in the summer

While official TGIF gatherings are not scheduled weekly this summer, please remember that the Community Deck is always available to everyone for gathering with neighbors or entertaining your guests. You can access this nice waterside deck by using the sidewalk between 20808 and 20812 Waterscape Way.

Summer Season Reminders

Below are a few reminders related to summer activities.

**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 Board approval for individual additions or modifications 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:

Property Clean-Up Of course, we all need to pick up and clean up to keep our neighborhood looking nice. In addition, during the summer months, we have a crew that helps tidy up the property every Thursday to get ready for our big weekends. The Thursday clean-ups began this week.

Trash Containers Over the winter, a few of us have become a little sloppy in stowing trash containers promptly after trash pick-ups on Fridays. We need to shape up because we certainly don’t need to be dodging stray trash containers on the busy summer weekends.

As a reminder, Waterscape’s By-Laws require that containers be stowed inside garages. They may be placed out for pick-up as early as Thursdays after 4 PM, and they need to be returned to garages by 8 AM on Saturday mornings. Please, please ... don’t forget to do this!

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.

Watercraft Mooring Remember, only watercraft owned by / registered to Waterscape residents may be moored in the Marina. Be sure you've placed on file with Meridian a copy of your registration so there won't be any question about your watercraft being authorized to moor in Waterscape's private marina.

Docks Safety Signs at all entrances to the dock system remind 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 Modifications Please make special note of the 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.

Pets Waterscape is pet-friendly ... but pet owners need to take responsibility for keeping it that way. You'll find the complete "Pet Policies and Rules" on the website's "Guidelines/Policies" page, but here are the topmost reminders –

- Pets must be on a leash whenever they are outside of your condo interior. Any time. Everywhere.
- Pick up waste immediately and dispose of it in your own trash.
- Guide dogs away from the perimeter of condos owned by others to relieve themselves.
- Never tether animals outside alone.

Grills Residents need to be aware of the Indiana Fire Code sections enforced 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 Board approval for planting or modifying any landscaping or placing containers or decorative items anywhere in the common areas. 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 for touch-ups of the white trim or the outside of the front doors is that available from the HOA free of charge.

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**.

Exterior Light Fixture Replacement Glass: We've salvaged some glass 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.

Have a fun - and safe - season on the lake!

Best regards,
Angie Gordon
Waterscape Communications Chairman

PS: A list of addresses and corresponding building numbers is included with this letter. Please hang on to this list. We often refer to projects by building number for clarity. This list will let you do the translation.

2016 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, Assistant Property Manager rrather@meridianmgmtcorp.com

HOA Board Officers

President	Joseph Mrak	jmrak57@yahoo.com <i>(Note new address, updated from Directory)</i>
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 Chair	Joseph Mrak	jmrak57@yahoo.com <i>(Note new address, updated from Directory)</i>
Communications Chair	Angie Gordon	aganda@aol.com
Docks Chair	Harry Curnow	hccurnow@att.net
Events Chair	Annie Stock	astock4@comcast.net
Grounds Chair	Mark Lusch	mrl47201@aol.com
Grounds II Associate Chair	John Weis	abijohn@comcast.net
Grounds III Associate Chair	Bob Polivick	rlpolivick@comcast.net
Board Member	Dana Donahue	danadonahue@ymail.com Board
Board Member	Gary Meunier	gfmeunier@gmail.com

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/>.