

April 2017 "Letter to Residents"

Dear Waterscape Neighbors,

Spring projects are underway, and the work intensifies next week. We'll all need to cooperate so we can get these many projects completed before the season begins. Much of the work is "weather permitting," so it's going to be very important for everyone to check their e-mails frequently for schedule updates. We have at least 9 big projects in the works, including –

#1 Power Washing – All Buildings & Exterior Wood Steps & Stoops

Waterscape HOA contracts for professional power washing of all buildings every 3 years. This is the year! Applied as part of this project will be an EPA-approved product that is designed to deter algae growth.

Work begins next Tuesday, April 11th. The crews will start at the south end of the main property, then work their way north to the buildings along Waterscape Way followed by Buildings 13 and 14. Weather permitting, the pressure washing should be completed next week. But watch for e-mail updates if work remains to be done the following week.

The power washing project includes cleaning all siding and wood trim on the buildings. It also includes the exterior wood steps, stoops, and railings leading to upstairs units. Not included are the floors and railings of ground level decks. (All lower-level decks at Waterscape are owner additions, and per Waterscape's By-Laws, owners are responsible for maintaining them.) Also excluded are balcony deck floors. However, both balcony and lower-level deck floors will be rinsed off to remove any dirt that's washed off on them from the building cleaning.

Important Advance Preparations for Residents – Before Tuesday:

- All items must be removed from exterior building steps and stoops.
- All small or fragile items need to be removed from balconies and lower-level decks.
- Likewise, any items that could be damaged by water need to be removed from these areas. (Think cushions.)
- The crews can work around some deck and balcony furniture that's moved away from the building walls, but please make an effort to clear as much as possible off of your balconies and decks.
- Beginning Tuesday, keep windows closed when away from your condo.
- If you're home, keep an eye on the crews and close your windows when they're working in the vicinity of your condo.

#2 Staining – Exterior Wood Steps & Stoops

About 2 weeks after they've been power washed, the wood steps and stoops leading to upper units will be stained. That means that this staining should begin during the week of April 24th. Watch for e-mail alerts about the start date.

Important Advance Preparations for Residents:

- All items must be removed from exterior building steps and stoops.
- "Caution" tape will be placed across the base of the steps and the front door.
- Owners must not use the stoops and steps until the contractor removes the tape. Please do NOT remove any tape!
- No items may be put back on the steps or stoops until the contractor removes the tape.

#3 Concrete Curb Renovations

Waterscape's curbs will be cleaned of paint, and a few concrete curbs will be replaced this year. We hope this work will begin in a couple of weeks. Watch for updates by e-mail. And please be very careful to stay clear of any areas with freshly poured concrete.

#4 Complete Asphalt Resurfacing

This is a biggie! For the first time since Waterscape was built over 20 years ago, all asphalt will be ground down and completely resurfaced. We're holding the entire month of May to try to accomplish this project prior to Memorial Day ... weather cooperating. We're planning for all work to be done on Mondays through Thursdays, keeping Fridays clear for trash pick-ups and early-start weekend partying.

This project will require some careful choreography of parking and access ... and a whole lot of resident cooperation! For example, on certain days, there can be no vehicular traffic into or out of specified cul-de-sacs ... and the residents in other cul-de-sacs will need to park their vehicles in their driveways so the cars from the closed cul-de-sacs can be put in their parking places. Waterscape Way will remain open, but traffic will be restricted to one lane at various times.

In most cases, individual cul-de-sacs and parking areas will be off limits for no more than 24 hours at any one time. But it will be critical for owners to get their vehicles out of parking places and garages/driveways (if they want to use them) by the specified time on the specified days. If vehicles have to be towed, their owners will have to pay the costs of towing

Please pay very careful attention to the schedule when it is announced. And watch your e-mail for updates, which could be required if the weather doesn't cooperate.

#5 Curb, Fire Lane and Parking Line Painting

Once the new asphalt surface is completed, the curbs, fire lanes and parking places will be painted. Remember, every area outlined in yellow is a "Fire Lane" that has been identified by the Fire Department as necessary for their emergency access – whether or not the words "Fire Lane" appear inside the outlined area. There must be NO PARKING ever in the yellow marked areas.

#6 Catch Basin Drain Renovations

Waterscape will repair and stabilize 2 catch basin drains located in the asphalt drive lanes in 2 cul-de-sacs. (These are the big square grates set into the asphalt.) There will be some disruption of access and parking in these cul-de-sacs when catch basin work is in progress. Watch your e-mail for updates on the schedule and affected locations. And watch out for orange cones and "caution tape" when the work is underway!

#7 Dock Replacements

Replacement of 8 docks is well underway and should be completed in roughly the next 2 weeks or so. After that the electrical service will be restored, a project that should take no more than a week. Docks #312 through #319 are the ones being replaced this spring.

#8 Beaches

As usual we will augment the sand on our beaches before Memorial Day. This year, however, due to the asphalt work, the trucks must deliver the sand prior to May 1st. Please note that the sand initially will be mounded at the high point of the beaches. We'll let the water level stabilize, then our contractor will rake and spread the sand to the shoreline shortly before Memorial Day.

#9 Staining – Shoreline Wood Structures

Waterscape's wood structures are professionally power washed and stained every 3 years. The 2017 rotation calls for doing the retaining walls and other structures along the shoreline from the south end of the property (Newport Beach) and then north, stopping for this year at "The Point" (the entrance to the cove behind 20816 Waterscape Way).

Included in this project are the boardwalk to the docks and "kiddie beach," the community deck, and the wood retaining walls in this area.

Remember – if areas are taped off, do not use them. Please find another route to get where you need to go for a few days. The contractor will remove the tape when it's safe to walk on the freshly-stained areas. Please do not remove any tape!

Parking – 'Tis the Time for a Reminder

With more residents returning for the season (and lots of guests), it's a good time to review Waterscape's parking rules. This is so very important because Waterscape only has (almost) enough parking places for one vehicle per unit. And many of those spaces are along Waterscape Way or in the overflow parking lot at the south end of the main property ... not necessarily close to the condo units.

Per Waterscape's parking rules –

- *It is understood that there are very limited parking places at Waterscape that are close to the condo entrances. Because of this, residents need to park vehicles in their units' driveways or garages **and refrain from parking more than the maximum of one vehicle per condo unit in the "prime" parking places located close to the condo entrances.***

Temporary Boat Trailer Parking

As one would expect in a waterfront community, Waterscape's rules prohibiting overnight trailer parking are relaxed to allow limited, temporary parking of boat trailers –

- *It is understood that occasionally it is necessary for residents to temporarily park trailers and/or watercraft on the property when launching and removing watercraft from the Marina. So long as this temporary parking does not create a hazard, violate any fire lanes, impede access or egress, and/or inconvenience other residents, it shall be permitted for a period **not to exceed 72 hours**. After 72 hours, the trailer/watercraft are subject to immediate towing.*

More Parking Info

Your cooperation in observing the parking rules will be very much appreciated by your neighbors. You'll find the complete parking regulations on the Waterscape website's "Guidelines/Policies" page. Please take a few minutes to look these over – here's a direct link to this document that is available for reading online or downloading –

<http://waterscapehoa.com/wp-content/uploads/2011/12/WS-Policy-Vehicles-Watercraft-Parking-16.01.121.pdf>

Requests for Advance Approval – Building, Landscaping, & Docks Modifications

Waterscape's Covenants require written advance Board approval for all proposed owner modifications, additions or removals outside the 4 walls of individual condos. That's because ownership of everything outside individual condo units is ownership shared by all 101 Waterscape owners. The HOA has the responsibility to protect and maintain the consistency and integrity of

the buildings and landscaping design and the Waterscape Dock System ... and to make sure that one owner's modifications don't infringe upon his neighbor's rights.

Whenever possible, the preferred answer at Waterscape is "yes". So please do your research, ask questions and submit requests in advance. Guidelines and approval request forms are available for downloading from the Waterscape website – <http://waterscapehoa.com/>

Here are direct links to a few of the helpful documents about modifications:

BUILDINGS: Decks, satellite TV dishes, window replacements, garage door replacements, etc.

<http://waterscapehoa.com/wp-content/uploads/2011/12/WS-Policy-Architecture-Building-14.01.25.pdf>

<http://waterscapehoa.com/wp-content/uploads/2011/12/WS-Arch-Bldg-Modification-Request-14.04.27.pdf>

GROUNDINGS: Personal plantings, "Protected Areas," trash and recycling, signage restrictions, etc.

<http://waterscapehoa.com/wp-content/uploads/2011/12/WS-Policy-Grounds-R-12.08.06.pdf>

<http://waterscapehoa.com/wp-content/uploads/2011/12/WS-Personal-Gardening-Request-14.04.27.pdf>

DOCKS: Lifts, canopies, flotation docks, etc.

<http://waterscapehoa.com/wp-content/uploads/2011/12/WS-Dock-Modification-Installation-Requirements-15.09.292.pdf>

<http://waterscapehoa.com/wp-content/uploads/2011/12/WS-Dock-Modification-Request-14.04.27.pdf>

Reminder – Dock Fees and Info Form Due Now

Annual dock fees are payable on April 1st every year. The majority of Waterscape's boat dock license owners have paid their fees for 2017. Thank you!

If you haven't already, please forward to Meridian Management your 2017 fees along with the updated 2017 "Info Form". If you can't locate the info you were mailed in early March, contact Meridian. A late fee of \$25 is assessed monthly on unpaid dock beginning on May 15th. Docks with unpaid fees on June 1st are subject to being chained to prevent ingress and egress.

And remember, if you have a new boat or if you are a new owner, a copy of your watercraft registration must be placed on file with the HOA. To preserve Waterscape's docks as a private marina, the BMV-issued registrations for all watercraft moored in the docks must be issued in the name of a Waterscape resident, (or show as an "additional owner" on the BMW registration the name of a Waterscape resident).

Dock Rentals

If you're interested in renting your dock to another Waterscape resident, be sure to give that information to Dock Committee member Kitty Osborn. Likewise, any resident looking to rent a dock can contact Kitty for a list of owners interested in rentals.

Docks may only be rented to Waterscape residents. The Dock Committee does not get involved in negotiations between residents, but rather serves as a clearinghouse to put people considering dock rentals in contact with each other.

Kitty's phone number is (317) 645-7875. Her e-mail is [http://kittyjosborn@yahoo.com](mailto:kittyjosborn@yahoo.com).

Save the Dates!

Community events are a big part of the summer season at Waterscape. Details will follow, but mark your calendars now. Remember – you and your weekend guests are all invited to participate.

Waterscape Community Cookout
By Newport Beach
Saturday, June 10th / 5 to 8-ish PM
(rain date Sunday, June 11th)

Annual Ice Cream Social
Saturday, July 1st / 4 to 6 PM
(rain date Sunday, July 2nd)

Water-Escape Boat Party
Late July or Early August TBD

Thirsty Thursday Community Deck Party
Date TBD

Get ready for a fun – and safe – season on the lake!

Best regards,
Angie Gordon
Waterscape Communications Chairman

2017 Waterscape Contacts

Visit our community's website at <http://waterscapehoa.com/>

Management Company

All maintenance requests and questions about your account

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

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jmrak57@yahoo.com

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Annie Stock

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Dana Donahue

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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 <http://morseh2o.org/>

Plan ahead for **July 4th weekend events on Morse** at <http://www.lightsovermorselake.com/>

Waterscape Community Cookout

by Newport Beach

**Saturday, June 10th
5 to 8-ish PM**

Gather with your neighbors and feel free to include your weekend guests and extended family. Waterscape's "master chefs" will grill burgers and hot dogs. The HOA also will supply the "fixin's", chips and bottled water.

Please pitch in a salad, dessert or side dish. Drinks other than bottled water are BYO.

RSVP Phone 765-425-2269 (Annie Stock)
E-mail waterscapenews@aol.com

(Please let us know how many you think will attend and what you think you'll pitch in.)

Rain date—Sunday, June 11th

