



# WINDERMERE

HOME OWNERS ASSOCIATION

2016 Annual Meeting

# PRESENTATION AVAILABLE

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This presentation will be available  
on our web site tomorrow morning.

Please visit:

[www.WindermereFishers.com](http://www.WindermereFishers.com)



# CURRENT BOARD

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**Mike Shanley**

President

**Don Wyatt**

Vice President/Architectural Review Committee

**Jim Wilson**

Treasurer/Architectural Review Committee

**Rob Newton**

Secretary

**Kelly Arvin**    Member at Large



# 2015 MINUTES/MOTION TO APPROVE

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The homeowners in attendance tonight will vote on the 2015 Annual Meeting minutes.

- Motion
- Second



# WINDERMERE COMMUNITY

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**1,084 Homes in 9 sections**

Crosswinds

Glenn Abbey Place

Glenn Abbey Village

Heritage Green

Lakeside Green

The Woodlands

Windermere Point

Windermere Villas

Woods Edge



# HOA INCOME

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99.6% of dues collected in 2016 (6 homes outstanding)

## Collections Process

- Late notices
- Attorney
- The only time we can't collect dues is when they are discharged by a bankruptcy court.
- 6.6% of homeowners still owe 2015 late fees which will be collected with 2017 billing.
- Late fee is increasing from \$25 to \$50 for 2017



# HOA TRASH REMOVAL

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Current contract with Republic does not end until December 2017.

- We anticipate a possible trash rate increase for 2018
- Recycling is available for all Windermere Homeowners at a cost of \$18.00 per quarter. Contact Republic Services to set up.



# COMMON AREA TREES AND LANDSCAPE

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- ❖ New trees and shrubs are being purchased for replacement. Aspen Outdoor has surveyed all property.
- ❖ Phase I was completed in 2015 By Aspen Outdoor. They have extended the warranty to Spring 2017- some appear distressed, primarily by the park.
- ❖ Phase II was awarded to Encore Landscape, there will be 57 new trees in the final phase of the replacement plan.
- ❖ The Community Manager and Encore Landscape worked with the City of Fishers to ensure the best variety was chosen, removing many Maples from the plan due to concerns of the health of Maple trees in Indiana.



# STREET/PARKWAY TREES

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- City of Fishers has final jurisdiction on trees.
- Homeowners are responsible for maintaining street parkway trees in front of their houses

Covenant Section 13.3: PARKWAY TREES. All lots along designated streets shall require the installation and maintenance of Parkway Trees in accordance with rules and regulations hereafter set by the Declarant or the Association. Such rules shall specify the number of trees required based upon the size of the lot, the species of the trees and the size of the required trees. It shall be the obligation of the Owner of each Lot to not only install and maintain such Parkway Trees but to replace the Parkway Trees if necessary. In the event an Owner fails to maintain or replace a Parkway Tree as required herein, the Association shall have the right to maintain and replace said tree and charge the cost of such to the Owner.



# VIOLATIONS

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- Over 596 violation letters have been mailed to Windermere residents to date in 2016.
- Most Common Violations are mailboxes, lawns and trash cans.
- PPG Paint store by CVS now carries the official paint colors for Windermere mailboxes. They are also listed on the HOA web site at [www.WindermereFishers.com](http://www.WindermereFishers.com)



# GEESE WRANGLING

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If you see geese and they're causing a problem, call or email CASI to report it.

We have contracted and budgeted for geese control. Same goes for Muskrats.



# SIDEWALK MAINTENANCE

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Fishers Town Ordinance §94.26

## **Maintenance & Repair**

The maintenance and routine repair of sidewalks located within the rights-of-way of the town shall be that of the adjacent property owners. For purposes of this section, maintenance and repair shall include but not be limited to snow and ice removal and repair of cracks and/or holes or any other condition which would constitute a safety hazard to pedestrian traffic. (Ord. 101895, passed 12-6-95)



# SNOW REMOVAL

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In 2016 (to date) we have spent \$181 out of \$2,000 budgeted for snow removal. There are a few “eyebrow” areas the Town of Fishers does not plow.

Supplemental to Town of Fishers plowing our streets.



# POOL

- Budgeted for \$77,000 in pool revenue, \$53,613 actually collected.
- 173 paid memberships in 2016 less than 2015 (192)
- Swim Team Income – \$990
- Purchased new umbrellas.
- Touched up paint to exterior of pool building.
- Resurfaced and restriped parking lot.



# POOL DETAILS:

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## 2016 YTD Income:

Annual pool pass	\$52,050
Daily pool pass	\$572
Swim team use	\$990
	<b>\$53,613</b>

## 2016 YTD Expenses:

Admin, printing, etc.	\$1,680
Utilities	\$5,481
Pool management	\$54,084
Repairs & other	\$1,537
	<b>\$62,783</b>

**YTD Net loss: -\$9,170**

## Repairs & Maintenance:

Pool mechanical equipment  
Resurface pool  
New roof  
Awnings  
Pool furniture

## Future Projects & Improvements:

New awning for retractable shade unit  
Re-strap some pool furniture  
Refurbish diving board  
Update lighting to LED  
New security fence around pool

*Note: YTD figures as of October 1, 2016*

# 2016 CAPITAL IMPROVEMENTS

FENCES - We finished fence replacement which begun in 2014.

Galvanized steel posts were used to prevent the post rotting below ground.



# 2016 CAPITAL IMPROVEMENTS (CONT.)

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## MONUMENT SIGN WALLS

Phase II – Approximately one half of the monument walls were repaired, including tuck pointing, replacing broken bricks and cap repair. \$35,981.90.

Phase III will be completed in 2017 and is the final phase.



# Parking Lot Sealcoated and Striped



# 106<sup>th</sup> Street Entrance

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The Board Secured a matching grant from the City of Fishers in the amount of \$3,500.00.



# ASSET LIFE STUDY

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Reserve Data Analysis Group was hired to do a life study through the year 2045.

Based on the report findings, the homeowner dues will accommodate:

- |                       |                        |                      |
|-----------------------|------------------------|----------------------|
| ✓ Pool                | ✓ Sidewalk Maintenance | ✓ Entrance Monuments |
| ✓ Pool Equipment      | ✓ Snow Removal         | ✓ Irrigation Systems |
| ✓ Pool House          | ✓ Playground Equipment | ✓ Mailboxes          |
| ✓ Pool Furniture      | ✓ Basketball Courts    | ✓ Street Lights      |
| ✓ Road Paving/Repairs | ✓ Tennis Courts        | ✓ Pond               |



# HOA DUES

<u>Years</u>	<u>Total</u>	<u>HOA</u>	<u>Trash</u>
2008-2009	\$442	\$335	\$107
2010-2012	\$440	\$320	\$120
2013	\$445	\$320	\$125
2014	\$445	\$320	\$125
2015	\$450	\$325	\$125
2016	\$495	\$370	\$125
2017	\$505	\$380	\$125



# ELECTION OF NEW BOARD MEMBERS

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Voting on 1 board position this evening if quorum established.



**Q & A**

**W**  
**WINDERMERE**

[www.WindermereFishers.com](http://www.WindermereFishers.com)



