



Watersong Community Association Newsletter

Issue #41, Fall/Winter 2025

The President's Corner

Holiday Greetings neighbors! As I write this following our first snow of the 2025 season, I was presented with an opportunity to capture a beautiful sunrise for our newsletter. I hope that you and your families had a wonderful summer and are ready for the winter season. I am reminded daily how blessed we are, and how important it is to follow the teachings of our savior to always extend a helping hand to those in need. On behalf of the Watersong Board of Directors, we wish all of our neighbors and families a safe and happy holiday season.

John Bobilya
WCA President



Watersong Web Page (www.watersongfw.org)

We've been making updates to the web portal to include the year-end financial reports for 2024 and 2025. Also, please check the online calendar for important information like trash and recycling pickup dates. If you see anything posted that needs attention, please contact any board member.

Care Committee

Peg Nesseth is in charge of sending cards to Watersong residents in the event of illness, death or birth. Please contact Peg at 704-1920 or at rpnesseth@ymail.com if you know of a resident who should be acknowledged.

Garage Sale

Time to clean the attics and dust-off the toy boxes! Our neighborhood-wide garage sale is scheduled for June 4 thru 6, 2026 from ~8AM to ~5PM. We would love to see a lot of participation to help drive sales traffic through the neighborhood. We are anticipating Chapel Creek having their garage sale at the same time so sales traffic should be higher.

Resident News

We would like to acknowledge the following new residents to the Watersong Community over the last year and extend a warm welcome to each of you. We hope that you feel comfortable in your new home and neighborhood. If you have any questions regarding our neighborhood, don't hesitate to contact one of our Board members.

Michael and Lori Yonkman
Paul and Anna Wyss
Kay Cotton
Wes and Jami Rowlander
James and Lily Thalacker
Lisa Geiger
Kylie Zelt

Watersong Fall Open Board Meeting & Elections

In the fall we met at Maple Creek Middle School on 10/29/25. We had very good attendance. We announced two new board members and conducted our meeting. Our two new board members are Anna Wyss and Roxanne Sandul. Anna has moved to Watersong recently, while Roxanne is back again to be sure she's held *every position*. We appreciate very much their willingness to volunteer their time for the benefit of the entire neighborhood.

We also provided an update on the trail connection to Pufferbelly. Preliminary plan drawings have been posted on the web page under Documents. Please visit the Watersong web page to get the minutes from this and prior meetings.



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Friendly Reminders

Phone Number / E-Mail Lists: If you change your phone number or e-mail address, please let our secretary Anna Wyss know at 260-403-6597 or at annawyss96@gmail.com. We communicate primarily with our residents via e-mail, and we make every effort to keep our lists up to date and secure. As fellow neighbors, we value and strive to protect the privacy of your phone number and e-mail addresses. They are used strictly for Watersong communication and are never given to other organizations or businesses. **IMPORTANT CHANGE:** When providing us your new email address and/or phone number, please indicate the following:

- 1) Your explicit agreement (or decline) to receive emails from the WCA board.
- 2) Your explicit agreement (or decline) to have your email address and phone number published in the neighborhood directory.

Geese Nesting and “Nuisance”: From conversations with several neighbors, there seems to be some misunderstanding of the potential performance of the Geese-Away lights on the ponds. Here are a few tips on how they work and their limitations:

- 1) The flashing amber light disturbs their sleep patterns and discourages nesting near the ponds (within the view of the lights). Once nesting takes place, geese will not stray far from their new “summer home”.
- 2) The lights will NOT discourage geese from nesting in areas out of view of the lights.
- 3) The lights will NOT discourage geese that “visit” our ponds during the day.
- 4) Its been reported that multiple nests this past year were located in backyards of homes not even located on a pond as well as along the creek that borders the NE corner of Watersong out of view of the lights (NE end of Brandon Way).

We have spoken with members of the Chapel Creek board (who co-own the Geese-Away lights on the shared ponds) and they’ve reported that some kids were attempting to sink one of the lights with an arrow over this past year. For that reason, we have

agreed to have the lights on the shared ponds removed over the winter but have committed to getting the lights back into the water as soon as melting ice allows. If you observe any attempts at vandalism of the lights, please report it to the Allen Co. Sheriff or any board member.

The bottom line is that the Geese-Away lights cannot prevent the presence of geese 100%. It is appreciated that your sensitivity of the geese “nuisance” be aligned with the fact that they are naturally attracted to bodies of water. Hopefully this was considered in your home purchasing decision.

Rip-Rap Vandalism: We have received multiple reports of kids throwing rip-rap rocks into the ponds. This is considered vandalism of community property since every member shared in the expense of having it installed. Continued deterioration of the rip-rap border around the ponds reduces its effectiveness of preventing erosion and blocking the nesting of muskrats in the pond banks. Please advise your children and guests to stress the importance of maintaining the integrity of our pond shores by NOT throwing rip-rap rocks into the ponds.



Complaints Process: One of the more frequent questions posed to board members is “Why is so-and-so allowed to violate the covenants by doing X-Y-Z?” The answer is typically “If we are not aware of a violation we cannot enforce it.” We are simply not staffed sufficiently to allow us to actively “police” the neighborhood for violators. Thus we rely on each member to notify us of covenants violations.



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In the past the board has taken action on “verbal” complaints in an effort to facilitate a quick resolution. However, if the initial action were ever to lead to WCA having to take legal action, our position is compromised if we do not have the initial complaint in writing. **Therefore all future complaints about non-compliance with the covenants must be made in writing (email to watersongfvboard@gmail.com or letter) sent to the attention of the board VP Compliance/Legal officer, the president and the secretary as a minimum.**

Service Providers: If you have any questions or requests for any of our service providers i.e. (Lawnscapes, Pond Champs, etc.), please direct them to the person shown on the contact list included with this newsletter.

Pets: We all appreciate our pet owners continued use of leashes and cleaning up after their pets during walks around our scenic neighborhood.

Trash Containers: Please keep all trash containers inside the garage when not set out for collection as required by Article VII, Section 15 of our covenants. This helps eliminate smelly trash bins as an “attractive nuisance” for stray dogs, rodents or other wild animals in our neighborhood.

Cars / Trailers: Cars and trailers should be parked in the garage whenever possible as required by Article VII, Section 37 of our covenants. This helps reduce crime in our area by minimizing “targets” for thieves. A lower crime rate results in higher property values. If you have more vehicles than your garage can hold, temporarily parking it in the driveway rather than on the street and keeping it locked reduces the risk of break-ins or vandalism.

Fireworks: Please be sure your fireworks displays are safe and in accordance with Article VII, Section 9 of our covenants which states in part that the “Subdivision adopts the same rules for the use of fireworks as the City of Fort Wayne, Indiana: Fireworks may be used only between 5 p.m. and two hours after dusk (approximately 11 p.m.) from June

29 – July 3 and July 5 – 9. On the day before Memorial Day, Memorial Day, Fourth of July, the day before Labor Day and Labor Day, the hours are extended from 10 a.m. – to midnight. For New Year’s Eve, the hours are 10 a.m. Dec. 31 until 1 a.m., Jan. 1. Use of fireworks in the Subdivision must also comply with Indiana Code IC 22-11-14.” If debris from your fireworks land on neighboring property, please be a good neighbor by picking up the debris. And please don’t launch fireworks from public streets. Your neighbors will thank you.

Speed: Please watch your speed while traveling through our addition. We appreciate you staying below the legal limit of 30 MPH for the safety of our residents and children.

Social Activities

**First Friday of every month Watersong Ladies coffee at 10:00, Kroger on Dupont Rd.

Watersong Ladies will be going to the Kimmell House Inn, Kimmell, IN on Tuesday, Dec. 9 for a Christmas Brunch. Reservations are for noon and cost is \$25. Carpooling will be arranged. **RSVP’S are due Nov. 26. Contact Lynette Augsburger at (260)-348-4919 or Laugs1107@gmail.com if you plan to attend.

2026 Activities (planned thus far):

Garage Sale: June 4 thru 6

Lynette Augsburger
260-348-4919
laugs1107@gmail.com

Trash & Recycling

If you do not currently recycle and you are interested in starting or canceling that service, please get in touch with the person shown on our contact list included at the end of this newsletter.

Watersong ARCH Info

Please note that our ARCH committee is now chaired by Ron Neuenschwander / 260-312-4800 / rneuenschwander@fsgllp.com. Any landscaping or construction project that adds or changes planting



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areas or structures to your home or yard must be approved by the ARCH committee to ensure no utility or drainage easements are infringed upon and that the proposed projects are compliant with the ARCH guidelines contained in our covenants. There is a Project Approval Request form available on our website.

Financial Update for 2025 / 2026

On the Watersong website, you will find the following new financial documents: 1) the 2026 Budget, along with the 2025 Budget, 2) the 3rd. Qtr. 2025 financial statements for both the Common Area and the Villas, and 3) the financial balance sheet for the 3rd. Qtr. 2025.

www.watersongfw.org

If you are unable to view the website and/or desire hard copies of the documents, please get in touch with our Treasurer, Phil Fretz, at plfretz@hotmail.com or (260) 417-8031.

The annual dues and fees for 2026 are as follows: HOA dues (which apply to everyone)...\$ 539.17; Villa dues...\$ 2,350; Recycling fees...\$ 107.18; and Pond A fees...\$ 23.33

Phil Fretz

plfretz@hotmail.com



WATERSONG COMMUNITY LEADER GUIDE

BOARD MEMBERS:

Position	Name	Phone #	Email
President	John Bobilya	260-312-3478 (cell)	jbslim@aol.com
Secretary	Anna Wyss	260-403-6597	annawyss96@gmail.com
Treasurer	Phil Fretz	260-417-8031	plfretz@hotmail.com
VP Communication	Roxanne Sandul	260-338-1928	roxibilatfw@aol.com
VP Maintenance	Ron Neuenschwander	260-312-4800	rneuenschwander@fsgllp.com
VP Compliance/Legal	Jon Roemke	260-414-1729 (cell)	jroemke77@gmail.com
VP Administration	Jan Kinane	616-834-8967	artkinane@gmail.com

STANDING COMMITTEE CHAIRS and SERVICE CONTACTS:

Committee	Chair	Phone #	Email
Care	Peggy Nesselth	260-704-1920 (cell)	rpnesseth@ymail.com
Newsletter	John Bobilya	260-312-3478 (cell)	jbslim@aol.com
Architectural	Ron Neuenschwander	260-312-4800	rneuenschwander@fsgllp.com
Activities	Lynette Augsburg	260-348-4919	laugs1107@gmail.com
Lawn/Snow Removal Contact	Roxanne Sandul	260-338-1928	roxibilatfw@aol.com
Refuse/Recycling Contact			
Window Washing Contact			

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