



Midtowne Crossing Owners Association

Photos by Randall Pippert

112 W Washington Boulevard, Suite 327, Fort Wayne, Indiana 46802

HAPPY ANNIVERSARY MIDTOWNE CROSSING!



Midtowne Crossing first opened 20 years ago in May. The certificates of occupancy were received in May 1990 for the south block and in October 1990 for the north block.

Two more residents moved in June 1 and 20 units total were occupied by the end of that first year. The first unit in the north block was occupied in August 1991.

A member of your board of directors is the longest-running resident—he has lived here since 1991. Second is a renter who has been here since 1992.

The first closing took place on April 6, 1990. Twenty-five units were purchased that first year, with four of those still owned by the same individuals. Five other current owners have had their units since 1991 and six since 1992.

By the end of 1991, more than half of the residential units were occupied and businesses were operating in the commercial spaces. The project that many in Fort Wayne had deemed a failure was proving not to be.

Six people officially took residence on May 29, 1990.

Structural Repair Update

Last fall, we undertook the first phase of structural repair in the basement garage. While we did not plan to have the work done in phases, some areas had deteriorated to the point where they required immediate attention and enough of the special assessment had been collected to cover the costs.

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The additional deterioration actually caused a change of repair technique from the original plan - it resulted in more extensive work, but the materials used were less costly.

There was a savings of about 50% over the anticipated cost of the first phase; however, that cannot automatically be translated into a like savings for the entire project. The total savings, if any, will not be known until the remainder of the work is bid.

In the next few months, the structural engineer will develop bid specifications and we will take bids for the remaining repairs. At that time, the board will have a clearer idea whether or not the total project may be under budget. If there proves to be a savings, the board will then discuss what to do with any surplus of the special assessment collected and maybe consider the possibility of ending the special assessment ahead of schedule.

We will keep you informed of the process as there is activity to report.

2009-2010 Board Members

- **Thomas Steigmeyer**
President
- **Jack Spindler**
Secretary
- **Douglas R. Adelsperger**
Treasurer
- **Michael Connolly**
Director
- **James Schmelzer**
Director

Recent Actions by the Board

The following actions were taken by the Board of Directors at its March 4, 2010 meeting.

- The idea of converting the north exercise room into a gathering room was abandoned due to lack of interest.
- Funds were allocated for hiring a landscape designer to create a plan for improvements to the roof patio.
- The board will no longer allow association employees to open elevator doors for trapped passengers or to retrieve items dropped in the pit. All such activity will be performed only by the elevator service company.
- The board ratified a decision made by email to replace part of a wall in the north elevator machine room, necessitated by a previous oil leak.
- Due to short notice, penalty assessments for non-compliance with the insurance requirement were waived for those who submitted information after the last request and no assessments will be charged to those who have not yet responded until one final notice is sent.
- The board voted to enforce its returned check policy and charge an owner the \$25.00 fee, despite his assertion that there was a bank error.

Assessment Excuses

Every association, including ours, has members who pay their assessments late or not at all. Owners come up with many excuses for not paying—here are some of the most common and responses to them.

Excuse #1: I didn't get what I paid for.

You have a right to require the association to perform its duties, and various legal channels exist to accomplish this, but withholding assessments is not one of them. If you withhold your check or pay a reduced amount, you'll become delinquent, which only makes your situation worse.

Excuse #2: You didn't bill me.

Many association governing documents neither require the association to send invoices nor provide advance notice of payments due or past due. However, associations are required to send the approved budget to each owner annually and we do just that. With the budget, we send a notice of the amount you must pay annually and monthly, along with due dates and payment policy information.

Excuse #3: You have no authority.

The association not only has the authority, it has a duty to all owners to collect assessments and related fees. This authority is established in the governing documents and the state's common interest ownership statutes. When you moved into a community association, you agreed to abide by the association's documents—and that includes paying assessments.

Excuse #4: I never use the recreational facilities.

Most declarations specify that even if you don't use the association's amenities you are still obligated to pay for their upkeep. Even if you're not using some of the amenities, they make the community more desirable and the units in the community more valuable.

Excuse #5: I paid in full.

Sometimes the association receives a check that says "paid in full" in the memo section—but it isn't. Or the check will arrive with a note, stating the check is "payment in full," or it covers charges through a certain date.

❖❖ MCOA BULLETIN BOARD ❖❖

All desired postings to the **BULLETIN BOARD** should be sent via e-mail to: schmelzer_225@comcast.net, and need to include the name, telephone number and e-mail address of the originator. Submissions should be formatted so that they may be copied & pasted into the **BULLETIN BOARD**.

The Social Committee is looking for some suggestions for social events that we can plan for all residents and we are in need of additional volunteers to help us with planning.

We are hoping to plan some events for the deck now that nice weather is approaching. Please let us know your suggestions. Also, we would appreciate input from you regarding how and when you utilize the deck - and what type of improvements you would like to make to the deck and the manner in which we use it. Committee participation is not required.

Please contact Jim Schmelzer at 444-4344 or schmelzer_225@comcast.net.

FOR SALE: 260 cc Motor Scooter

3,500 miles. Very economical - 70 miles per gallon. This is **NOT A MOPED**. Easily operates at highway speeds up to 75 miles per hour. Excellent like-new condition. \$2,000. Call Jim Schmelzer at 444-4344 or send an e-mail to schmelzer_225@comcast.net.

US Census

By now you're almost certain to have seen television or heard radio announcements about the US Census and the government's obligation to count every person in the United States. And you probably know that a census taker must follow up in person with every address that does not mail back the census form.

What you may not realize is that our management office is contacted by census workers for nearly every Midtowne address that does not respond, either to gain access to the building to visit individual condos, or to obtain vacancy information. Based on past experience, our manager will lose an average of one-half hour of productive time per non-responding address. You can help the association by returning your census form promptly. It only takes a few minutes and being counted helps your community.



Rain Gardens



The City of Fort Wayne has introduced a rain garden program to help improve the quality of its rivers and streams. Rain gardens use native plants to help the soil hold more water and slow runoff.

The City is holding workshops to show residents how to build rain gardens. Cash and free plants are being offered through Fort Wayne's Rain Garden Incentive Program. To qualify, you must apply, attend a workshop, and agree to install and maintain a rain garden.

Workshops are still available on April 24, 29 and May 8, 13, 22, 25, but they appear to be filling up fast.

Although you may not have a yard in which to put a rain garden, you may have friends who do have.

For more information or to register for a workshop, call City Utilities at 427-1381. You can also find information at <http://catchingrainfw.org>.

Source: City of Fort Wayne website

Phone Numbers

- **Midtowne Crossing**
management office
426-5505
- **Light & Breuning**
(for Midtowne parking)
422-6456

City Offices

- **Police**
(non-emergency)
427-1222
- **One Call to City Hall**
311

Utilities

- **AEP**
1-800-311-4634
- **Verizon**
1-800-483-4600
- **Comcast**
456-9000

Calhoun Street

The City is continuing its renovation of Calhoun Street. New planters were installed last week and landscapers are putting in flowers this week. The plants will be changed seasonally. Seating and bicycle racks are on the way. The stone pieces that were removed from the old planters are being recycled into new benches.



Assessment Excuses—continued from Page 2

Despite those efforts, if you still have an outstanding balance, you still owe it.

Excuse #6: The fees are too high.

Assessments reflect the actual cost of maintaining all common elements in the community. If you owned your home outside the association, you would have to pay individually for all the same expenses your assessments cover—trash removal, water, building maintenance, and so on.

Legitimate Reasons, not Excuses

When association members lose their jobs or become injured or ill, the association board understands that arrangements need to be worked out for paying assessments. If you have a legitimate reason for falling behind and you need to work out a payment plan, please call the manager. The board considers each situation individually, and will try to accommodate your special circumstances.

Source: Community Associations Institute

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