



Photos by Randall Pippert

Midtowne Crossing Owners Association

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

Spring Social

Now that spring is officially here, it's time for a Midtowne Crossing social event.

Join your neighbors for:

POT LUCK COOKOUT

WHEN: Sunday, June 5th at 4:00 pm

WHERE: Roof Patio

Bring your own burgers/brats/dogs/steaks/chicken and drinks. Also bring a side dish to share.

Meet your neighbors and enjoy an afternoon on the patio.

Rain Date: Sunday, June 12th at 4:00pm



Spring is nature's way of saying "Let's party!"

- Robin Williams

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May is National Bike Month



Making Fort Wayne Bicycle Friendly

Cyclists have the right to ride on city streets. Motorists and cyclists can safely share the road with one another by exercising respect and patience. For motorists, this means being alert to the fact that there are cyclists on the street. Cyclists are responsible to ride with traffic and to signal when turning or changing lanes. Cyclists should wear a helmet that fits and bright clothing that increases visibility to motorists. Cyclists must obey ALL traffic rules.

What do the signs mean?

Bike routes are marked with signage that tells riders they are on the route; and to also remind drivers to be especially alert in areas that may have higher bicycle traffic. The City's first on-street bike route connects Downtown to Shoaff Park through several northeast neighborhoods. Cyclists who use this Reed Road Route will be sharing a travel lane with motorists and are responsible for following the rules of the road. Motor vehicles should pass

2010-2011 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 8 and April 12, 2011 meetings.

- Most of the association's insurance coverage was moved from Cincinnati Insurance to Travelers Insurance. The move provides for better coverage.
- Expenditures to repair storage lockers where lock tabs were broken by vandals were approved
- Alteration plans for unit #211 were approved.
- Expenditures were approved for locating and stopping two water leaks in the basement, as well as repairing rusted storage lockers.
- Resolutions were adopted regarding window cleaning and political campaign signs. Copies of the resolutions were distributed to all owners.

Possible Expansion of the Board



At its February meeting, the board discussed a suggestion made at the annual owners meeting to increase the number of directors. The board is considering a proposed bylaws amendment, to be presented at the next annual owners meeting in October, that would expand the board from five to seven members. Your comments and suggestions would be greatly appreciated. Please direct all communication to Diane Enterline—the office address, phone number and email address are on the back page of this newsletter.

Fort Wayne Offices on the Move

Many Fort Wayne City and Allen County government departments have moved or will soon be moving their offices out of the current City-County Building at One East Main Street and into Citizens Square located at 200 East Berry Street. Because moving City offices is a huge task, not everyone will move at once.

Offices scheduled to move prior to issue of this newsletter:

- City Utilities Development Services
- City Utilities Administration/Engineering
- Right of Way
- City Human Resources
- Neighborhood Code Enforcement
- Community Development
- Neighborhood Advocates

Offices scheduled for later move:

- City Utilities Customer Relations & Bill Payment—May 19
- City Council Legislative Administrator—May 20
- City Clerk's Office—May 20
- City Council Chamber—May 21
- Board of Works—May 21
- Mayor's Office—May 21

Some offices or individuals may not be available for a few days during the move, although every effort will be made to maintain some level of service in all departments throughout the move. For more information about which departments have moved or where departments are located, please visit the City's website at www.cityoffortwayne.org or call 311.

Complaints About Smoking

The management office has received several complaints about residents smoking in the stairways, in the parking garages, and just outside the entrances (especially on Wayne Street.)

Everyone is reminded that Midtowne Crossing is subject to the City of Fort Wayne's Smoking Ordinance. Smoking is prohibited in all common areas, including lobbies, hallways, stairways, elevators, exercise rooms and laundry rooms. Smoking is also prohibited in the parking garages, because they are city-owned properties. Smoking is not allowed within 20 feet of any building entrance or exit, so please move away from all doors when you go outside to smoke.

Finally, when you do smoke outside, please do not leave your butts on the sidewalk or roof patio and do not toss them into the alley. Midtowne staff is responsible for cleaning those areas, so you and your neighbors pay for the added work.

No One Cart Recycling

Several residents have asked if the City of Fort Wayne's One Cart Recycling program will be introduced at Midtowne Crossing. The short answer is no.



Midtowne, like other condominium properties and apartment complexes, is considered by the city to be a commercial property; therefore, the city does not provide trash pick up and the association must contract for trash removal, which is paid for through your assessments. The one-cart recycling program is part of the city trash removal service, so Midtowne is ineligible for the new recycling program.

Recyclables from Midtowne are taken to a local drop-off center, which has higher standards for how the materials are sorted and cleaned. As we often repeat, it is important that all food containers are rinsed, all bottle caps removed, and all items put in the appropriate bins.



“Rest is not idleness, and to lie sometimes on the grass under the trees on a summer's day, listening to the murmur of water, or watching the clouds float across the sky, is by no means a waste of time” - John Lubbock



Subsidized Housing Not Allowed

We recently learned that a condominium owner placed - or attempted to place - his unit for rent through the local subsidized housing program. Such action is expressly disallowed in the Midtowne Crossing Declaration of Ownership.

Section 11 states “the Residential Units shall not be placed in any Department of Housing and Urban Development or other federal or state housing subsidy program without the unanimous consent of all Residential Unit Owners.” This is one of only three restrictions to renting your condominium, but it is potentially the most damaging to property values.

The other two restrictions are that no unit may be rented for less than 30 days and any lease must be made subject to the restrictions contained in the Declaration, Articles of Ownership, and Bylaws.

Farmers Market



Our community is fortunate to have a local farmers market. If you haven't shopped there before, consider the many advantages of patronizing our local merchants.

Farmers markets have gained popularity in the last few years as more and more consumers have come to enjoy the very fresh, locally grown produce, baked goods, eggs, dairy products, poultry and meats they offer. Farmers markets provide other benefits as well—benefits to shoppers and local economies, as well as to the environment. Locally grown produce requires less fossil fuel to transport, which reduces pollution and noise, and less packaging—thus, less trash—than what is found in most supermarkets. And more often than not, farmers markets offer organically grown or pesticide-free produce, which is better for the environment as well as better for consumers' health.

Farmers markets also stimulate local economies by providing a secure place for small-scale local producers to sell their products, and a regular cash flow to local farmers. And when local farmers and producers prosper, they are better able to support other types of local businesses. Some retailers adjacent to farmers markets have seen an increase in their own sales by as much as 30 percent on market days.

Another advantage to having a farmers market in our community is the social interaction between urban and rural residents, as well as between neighbors. A source of "information and inspiration on how to prepare fresh ingredients," farmers markets can help consumers better understand nutrition and the value of fresh food.

The number of farmers markets in the United States has grown to more than 6,000 and has increased by 16 percent since 2009, according to the National Farmers Market Directory. More than 20,000 farmers participate

The Mess in the Mailbox

Disgusted by all of those unsolicited credit card offers clogging up your mailbox? Tired of lugging catalogs and junk mail to the recycling bin? All of this unwanted mail creates nothing but headaches and wasted paper, so it's no wonder putting an end to it is a priority for many people. While you can't eliminate everything, you can noticeably reduce the avalanche of paper in your mailbox just by picking up the phone or hopping online.

Here are a few simple ways to put a kibosh on the heaps of junk mail that keep piling up:

So Long, Pre-Screened Credit Offers: If your credit is anywhere near good, credit bureaus—Equifax, Experian, and TransUnion—are selling your name to credit card companies as a hot prospect. That's why you're getting those "you've been pre-approved" offers every day.


Put an end to it by calling 1-888-5-OPT-OUT (1-888-567-8688). You will need to provide your name, address, telephone number, Social Security number and date of birth to ensure your opt-out request matches your credit record rather than someone else who shares your name. You can also opt out via the Internet at:

www.optoutprescreen.com/opt_form.cgi

If you prefer not to disclose your Social Security number and date of birth, the online form does not require this information. However, the website strongly urges you to provide the information, because it helps ensure that your request will be processed correctly, and it protects your information from unauthorized access.

Opting out is good for five years. If you would like your name removed permanently, you will be mailed a confirmation form within about five business days to sign and return. For more information see the FTC's Facts for Consumers, *Prescreened Offers of Credit and Insurance* at www.ftc.gov/bcp/edu/pubs/consumer/credit/cre17.shtm

Remember, this won't stop all credit offers—only those that result from screening your credit report. Your bank



or credit card company may still send you offers for new credit or share information about you with other companies.

Jettison the Junk Mail: You can reduce other types of junk mail—magazine offers, sweepstakes and other national advertising mail—by contacting the Direct Marketing Association’s (DMA) Mail Preference Service (MPS). This opt-out lasts for five years and can be renewed. Go to www.dmachoice.org/dma/member/regist.action. There is no charge for registering online. For those who want to register via USPS, send \$1 check or money order to the Mail Preference Service, PO Box 643, Carmel NY 10512. (See their sample letter available at: www.privacyrights.org/Letters/letters.htm#Junk_Mail.) The MPS will put you into the "delete" file, which is sent to subscribing organizations several times a year.

Cut Out the Catalogs: When you buy something from a mail-order catalog, your transaction is likely to be reported to Abacus, a company that compiles a cooperative database of catalog and publishing companies' customers. Your name is then sold to other mail-order companies that send you catalogs and offers. This explains why you are likely to receive several unsolicited catalogs after ordering anything by mail.

To opt out of the Abacus database, write to Abacus, P.O. Box 1478, Broomfield, CO 80038 or email abacusoptout@epsilon.com. Include your full name and current address (and previous address if you have moved recently). For more information, visit www.abacusoptout.com.

You'll have to notify companies yourself that do not participate in the DMA and Abacus opt-out programs. Contact magazines, charities, nonprofit organizations and professional associations to which you have either donated money or joined.

It may take a few months to see results, but eventually the mess in your mailbox will thin out.

National Bike Month—continued from Page 1

cyclists carefully and only when they can give cyclists at least three feet of space while passing.

What's a bike lane?

A bike lane provides space on the street for cyclists to ride. Bike lanes are marked with stripes, arrows and bike icons on the pavement. Cars, trucks and buses are not permitted to travel or park in a bike lane. Motorists should use caution when crossing a bike lane to turn into a driveway, or to enter and exit on-street parking. There are bike lanes Downtown on Wayne and Berry Streets; and on Rudisill Boulevard linking Foster and McMillen Parks.

Sharrows

Sharrows create improved conditions for bicycling, by clarifying where cyclists are expected to ride and reminding motorists to expect cyclists on the road.

Bike Parking

Bike racks have been installed throughout the downtown area and are visible with the bright green paint design. Some are conveniently located on active parking meters. All bicycle parking is FREE.

Bike to Work Week is May 16-20, and **Bike to Work Day** is Friday, May 20th.

Reminders

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

Birds & Bats — You may be enjoying open windows now that the weather is warmer, but if there are no screens, the bats and birds may also enjoy your open windows. If you do not have screens, be sure to close all windows at night and whenever you are not home to keep unwelcome guests out.

Noise — Noise that would not normally disturb a neighbor may become a nuisance if you have windows open. Residents who choose to open their windows should exercise more care in the use of radios and televisions and even be more cautious about carrying on loud conversations.

Roof Patio & Courtyard Use — Warmer weather invites more use of the roof patio and courtyard. We are

reminding you that hours of use are 7:00am - midnight. Regardless of the time, please be cautious about making noise that would disturb the residents who live around these amenities.

Spring Window Cleaning — The window cleaning contractor is behind schedule due to the frequent rain recently. Notices will be posted in the lobby bulletin boards as soon as a start date is arranged.

Air Conditioner Service — If you need service on your air conditioning system this spring, don't forget to contact the management office *in advance*. You will need a key for the roof and planning ahead will reduce inconveniences for everyone.

Farmers Markets—continued from Page 4

in farmers markets throughout the country. Most U.S. farmers markets are located in California, New York, Illinois, Michigan and Iowa, but the numbers are on the rise in other states, such as Missouri, Minnesota, Idaho, and Indiana.

Downtown residents have a farmers market just a few blocks away. The Barr Street Market, located at 302 E. Berry Street, is open July through September. Hours of operation are 9:00-1:00 on Saturday.

For information on other area markets, visit the National Resources Defense Council's (NRDC) website at <http://www.simplesteps.org/eat-local>

Fort Wayne Baseball

Few things make us think of summer more than the crack of the bat hitting the ball. Looking for something to fill that summer afternoon or evening? You need look no farther than two blocks away at Parkview Field, home of the Fort Wayne Tincaps baseball team.

Lawn seats are just \$5.00. Reserved seats start at \$8.00.

Many evening games end with fireworks and there are special events throughout the season. May 27th is Breast Cancer Awareness Day.

For more information, check their website at <http://web.minorleaguebaseball.com/index.jsp?sid=t584>.

Midtowne Crossing Owners Association

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