

Community

Board of Directors

Cindi Simerman
Ellen Goodbody
Diane Lawrence, Secretary
Marcia Simmons, President
Carol Whiting
Robert Zahrt

Property Management

Midtowne Realty
727 Fulton Street
Fort Wayne, IN 46802
Hours 9:00 to 5:00 pm
Monday through Friday

Site Manager Anna Graham

Office Hours & Contact

The office is in the Clubhouse

Monday, noon to 5:00 pm
Thursday, 9:00 to 6:00 pm
Friday, noon to 5:00 PM
Phone 260-420-8700

Email anna@midtownrealty.net

Paying monthly dues Please make your dues payable to "Park Place Condos." Checks can be mailed to Midtowne's office, dropped off at our office, or paid through electronic payment. See Anna to arrange for electronic payment.

May 2019

Welcome to spring, and to a newly designed community newsletter for Park Place homeowners, residents, and our friends. It is our hope that this will add to the many ways the management team, your board, and homeowners communicate information and news to you.

Contributors to this effort will include home-owners, members of the property management team, and of course board members. We'll even print or provide links to articles of interest found elsewhere.



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We Want You

They look a bit like World War II recruiting posters, but ours are looking for peaceful folk. Park Place has a board in need of additional members. Your own talents can contribute significantly to the effort of our board to keep Park Place a great place to live. Please consider volunteering to be put on the ballot, or ask someone here whom you consider a person with to volunteer for nomination. Three of the current board members are up for re-election, and openings for new members exist. The election is May 20.



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On the Calendar

HOA Board Meetings for 2019

April 15 May 20 June 17 July 15
August 19 September 16 October 21 November 18

HOA meetings are at 7:00pm in the Clubhouse.

Park Place Community Pool The pool is open from Memorial Day weekend through Labor Day weekend.

Pest Inspections

1st Floor	August 22, December 19
2nd Floor	July 25, November 21
3rd Floor	June 27, October 24
4th Floor	May 23, September 26

Park Place notes anniversary

This year, Park Place observes its thirty-fifth year. While our buildings date from the early sixties, the Association was formed in 1984.



What is this “Portal” thing?

The management company, Midtowne, has encourage residents with internet access to use a tool they provide on line. The word sounds like something out of Star Trek, but it is far less dramatic. Called a Portal, it enables each of us to interact quickly and conveniently with Midtowne staff. You can submit maintenance requests, arrange for monthly association dues payments, and much more. Please contact Anna in her office at the Clubhouse and she will be happy to help you set up your access to the Portal.

New poolside furniture and repairs to the pool

Our pool is the favorite amenity here. To make your outdoor and swimming experience more enjoyable, the board has purchased eight new chaise lounges for poolside. Also, Midtowne Realty has donated two round concrete tables with built-in benches and umbrellas.

Eric Fisher, at Midtowne, has reported that the winter has been hard on the pool. About sixty pool tiles must be replaced. Some of the water filtration equipment is not working properly. Hopefully, the work will be complete in time for the traditional opening on Memorial Day weekend.

Plumbing inspections and repairs are underway

As part of the effort to wrestle our water bills into a manageable level, we are conducting inspections of every unit’s plumbing. We are looking for water leaks needing some TLC. Any units needing plumbing repairs can have the work done by Midtowne at the owner’s expense or contact your own preferred plumber. The inspections are going floor by floor on a weekly basis.

Because of the way the building was built, the HOA pays the water bill here. And the cost of water has sky rocked in recent months. What may seem a small drip has impact. A frustratingly running toilet can cost several hundred dollars a month.

This isn’t glamorous, but it is important work. The HOA and management are grateful for the generous cooperation of home owners as we schedule inspections. We all will be happy when the water bills are reduced and each unit’s water pipes and systems are in good repair. The payoff will be in reduced water bills for the complex.

Have you learned about the “REAL ID” program?

Beginning in October 2020, a new formatted identification program will go into effect. This “REAL ID” driver’s license, permit, or ID card will be required to board commercial airplanes or enter certain federal facilities.

In order to make your driver’s license or other identification compliant with the law, individuals will be required to present documentation to establish one’s identity. A long list of possible documents includes a current US or foreign passport, a certificate of naturalization, a birth certificate, or other documents.

You can take all this information to your BMV branch anytime, to upgrade your license or ID to a “REAL ID.”

Details, details

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In the laundry rooms, we hope to install some motion-sensitive light switches. This investment will help conserve energy. In the meantime, thank you for remembering to turn out the lights when you leave the laundry room.

Dumpsters are for trash only. Please do not use them to dispose of furniture. If useful to someone else, there are agencies in town who will be glad to have your old pieces. And construction materials should be removed by your contractor or yourself and not placed in the dumpsters.

Windows in our buildings are to be either brown or unpainted aluminum. No other colors have been authorized. Also, our rules state that window covering must be either blinds or curtains. Do not use sheets, blankets, towels, newspapers or other items to cover your windows.

New windows you want to install are to be approved by the board.

Dog-care stations. You may have already seen the new stations installed recently which provide small bags for dog droppings and a receptacle in which to put them. This improvement is very welcome and adds a touch of class—if a poop station can said to have class.

Community Events

Anyone interested in a community rummage sale or in being a part of a community card game please contact Carol at 248-514-2104.

Spring cleaning balconies and doors

Many of us have ventured out to our balconies, even when it isn't quite as warm outdoors as we might hope. As our interests shift from doing things indoors to being out-of-doors, your association asks that you do some spring cleaning—specifically, freshen up your balcony and remove the “stuff” that tends to accumulate over the winter. And take a look at your unit's door. A bit of spray cleaner and elbow grease will remove the stains and scuff marks which doors seem to attract..

New, smaller dumpsters on our campus

Midtowne Management has switched out the size of our dumpsters. It was observed that the ones we had before were not always filled on pickup days. These do not have the side access door.

Road construction resumes



With warmer weather the street construction teams are busy again. You have already found that portions of North Clinton

have lane reductions that will continue for a while. Access to Grove Street is restricted and sometimes closed.

Along State Boulevard, the crumbling abutment just west of Westbrook, has been demolished. What for years looked like the remains of a war zone have spoiled an otherwise lovely portion of State. Changes are coming!

The old railroad right-of-way is being transformed into sections of the Pufferbelly Trail. New abutments will be installed, and once the State Boulevard road work is completed, a pedestrian bridge will be erected, allowing Pufferbelly Trail users to cross the busy street in complete safety.

Along with the abutments, the old bridge across Spy Run Creek will be removed and replaced with a new span. It will be higher above the water (reducing the possibility of impeding the flow of water), and bigger, to accommodate the additional lanes of traffic.

Be prepared to experience road closures and re-routings for your car trips and allow yourself extra travel time.

Resident Questionnaire attached. We are asking that the questionnaire be returned to the office by May 30th. This will help us insure that residents are not exposed to liabilities and that in case of an emergency, officials are aware of resident occupancy. Thank you for your cooperation in completing the form.

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