

MAJESTIC WATER VILLAS NEWSLETTER

February 12, 2026

2026 Board of Directors

President	Shelly Prichard
Vice President	Susan Hanford
Secretary	Joanne Reising
Treasurer	John Garner
Member at Large	Carolyn Crissman
Member at Large	Karen Siler
Member at Large	Tyler Russell
Member at Large	Mike Fuller

ARCHITECTURAL CONTROL COMMITTEE MEMBERS: Carolyn Crissman, Tyler Russell, and Karen Siler

As of January 1, 2026, all voting has been transitioned to a Board of Directors comprised of lot owners in the community. This was voted on at the turnover meeting at the end of last year and Board Members will continue to be voted on at each subsequent annual meeting.

CHANGES IN BYLAWS

The Board of Directors has officially voted to adopt several updates to the Association's bylaws. Bylaws govern how the Association operates internally — such as meetings, elections, and board structure — while covenants outline the rules and standards that apply to properties and residents. These recent updates affect how the Association functions but do **not** change the community's covenants or architectural standards.

The following bylaw changes were approved:

- **Annual Meeting Timing:** The Annual Meeting will now be held in **September**. This change was made to accommodate seasonal residents (“snowbirds”) by holding the meeting before winter departures, while still allowing the Board and membership to review and discuss the **upcoming year’s budget, contracts, and dues**.
- **Board Nominations Process:** The section requiring a nominating committee has been removed. Board candidates will now self-nominate, and elections will take place at the Annual Meeting each year.
- **Board Size Flexibility:** The Bylaws now allow for a Board consisting of no fewer than three (3) and no more than nine (9) directors, providing flexibility as the community’s needs evolve.

- **Board Member Good Standing Requirement:** A new section has been added requiring all Board members to remain in good standing with the Association. This includes being current on assessments and in compliance with all community rules and covenants.
- **Other Board Member Requirement:** Board members must be an Owner of record of a Lot within the Association and must occupy such Lot as their primary residence.

The **updated bylaws are attached** to this newsletter and may also be accessed at any time on the Association's management website at www.abcmanagement.org.

WALLEN ROAD PROJECT

Indiana & Michigan Power (I&M) is scheduled to begin removing trees in the common area/easement along Wallen Road during the 3rd or 4th week of February. The exact start date may vary depending on weather conditions.

This phase of work is limited to tree removal only. All remaining work associated with this project will take place later and will be communicated to residents in advance as additional details become available.

LANCIA TRANSITION AND FOX UPDATE

We would like to provide an update regarding the remaining undeveloped lots in the community. The final 16 unsold lots, along with the associated developer rights, were sold by Fox Homes to Lancia.

Toward the end of the summer, there was a dispute with Fox Homes regarding responsibility for grading work that had been performed. The Association did not pay that invoice and will not be responsible for payment for that work, nor will the Association be responsible for any additional grading or related work that has not yet been completed.

Moving forward, any future home construction will follow the Association's established process. All building plans will be submitted to the Architectural Committee for review and approval prior to any work beginning.

FOR CONCERNS & COMPLAINTS

If you have any concerns or complaints, please contact Moriah with ABC Management at 260-490-2226 or by email at moriah@abcmanagement.org. **Please do not reach out to Board Members with complaints.** Moriah will ensure your concern is sent to the proper channels.

ABOVE AND BEYOND COMMUNITY MANAGEMENT

Above and Beyond Community Management provides property management services for MWV. Currently, we have our past Newsletters posted on their website under the Majestic Water Villas information page. Additionally, new residents will be directed to the website where

they will find helpful information regarding all things MWV. You can click on this link <https://www.abcmangement.org/communities/majestic-water-villas> to be taken to the MWV page on the Above and Beyond Community Management website.