

# MAJESTIC WATER VILLAS

## NEWSLETTER September 18, 2025

This is the current *Volunteer Majestic Water Villas Communication Committee* that is providing this newsletter:

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As of January 1, 2026, all voting power will be transitioned to a Board of Directors comprised of lot owners in the community. The voting for this will occur on October 20<sup>th</sup> at 6pm at the Washington Township Community Room during the Annual/Turnover Meeting. The newly elected Board will not officially begin conducting any business until January 1<sup>st</sup> of 2026. The invitation to this meeting is to follow and will come via USPS.

### CURRENT RESIDENT ROSTER

Attached is a copy of the latest MWV Resident Roster. Please review the document and email [carolynthecrissman@gmail.com](mailto:carolynthecrissman@gmail.com) and/or [shellyjprichard@gmail.com](mailto:shellyjprichard@gmail.com) if any changes need to be made.

### FOR CONCERNS & COMPLAINTS

If you have any concerns or complaints, please contact Moriah with ABC Management at 260-490-2226 Ext 208. **Please do not reach out to HOA volunteer committee members for complaints.** Moriah will then ensure your concern is sent to the proper HOA committee.

### 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. This should prove to be very beneficial to you for reference in the future. 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.abcmgmt.org/communities/majestic-water-villas> to be taken to the MWV page on the Above and Beyond Community Management website.

## ARCHITECTURAL APPROVAL

Please remember that our Covenants and Restrictions require that an Architectural Form **must** be submitted with the nature, kind, shape, height, materials, and location of **any exterior change** to your home or property. Please keep in mind The Board has up to 30 days to approve or deny your request so plan ahead and get your request in as soon as possible to give the board enough time to be diligent. This allows them to make sure all covenants are being followed with each change request. Send all documents to Moriah, our community manager, and she will pass them onto the BOD.

## FENCE REMINDERS

There are 3 types of approved yard fences for MWV residents:

**1. Invisible Fence – Highly Encouraged**

**2. Patio Fence – Requirements are:**

- NO WOOD
- Must be an off-white vinyl to match as close as possible the Wallen Road fence.
- 6 Ft. high and do not exceed the dimensions of the patio.
- Posts are to be set 36" deep and encased in concrete.

**3. Rear Yard Fence**

- Black Wrought Iron design only. (Most often, today, Wrought Iron design is usually aluminum.)
- May not extend beyond the front edge of the villa.
- 4 Ft. high except on Wallen Road. The County has ruled that the fence beyond the build line is not to exceed 3 Ft.
- Posts can be encased in concrete 36" deep or by the no-dig method driving heavy-duty metal pegs in the ground and the hollow fence post is slipped over the peg post and secured. This installation is much faster, and less damage is caused to your yard.
- The gate must be at least 42 inches wide.

There will be a \$6 per mow charge for fences that are constructed going forward. Hoosier Fencing Solutions, Arrow Fence, and R & C Fencing are a few companies you can contact. Again, for any exterior structure or structure change including fencing, send in an architectural request form to Moriah, at Above and Beyond ([moriah@abcmanagement.org](mailto:moriah@abcmanagement.org)). These forms can be found at abcmanagement.org.

## FALL CLEAN-UP & TRIMMING

The MWV fall clean-up and trimming will be done in early or mid-November by our landscaping contractor. The week before the last mowing an employee will leave a Shrub Trimming Preference Form at your door.

The Preference Form, that will include note your address and be provided on your door, will provide the date and allow you to voice your request on how you want your shrubs trimmed. The Form will give the planned dates when trimming will be done – weather

permitting. The landscaping contractor will do one-half of the subdivision one day and the other half the following day. The exact dates will be on the Preference Form.

On the date of the scheduled trimming for your part of the subdivision, **YOU MUST** attach the form to your door or better yet place it under the edge of your entrance door mat with your request and instructions for trimming. If there is no preference or a form at your door entrance, the contractor's staff will trim your shrubs using their own experience and discretion.

The association pays for trimming of the Commons and only the front of your villa. Any request for trimming along the sides or rear of your villa is at the individual owner's expense. **If you desire side or rear trimming, please email Raj at [uncommongroundsllc@outlook.com](mailto:uncommongroundsllc@outlook.com). Be sure to include your address. You may begin emailing him now to request a quote for this.** The sides and rear will be done on a separate day following the two-day schedule for trimming villa front yards.

IT IS RECOMMENDED, if possible, that you or someone be home at your villa on the day of the scheduled trimming to clarify your preferences if necessary.

## **WEEDS**

As a reminder, fall clean-up and shrub trimming **do not include weed pulling** from your rock or mulch beds. It is the individual owner's responsibility to maintain this on a regular basis. If you struggle with this, please reach out to Moriah and let her know. She can work with you and try to find a company or individual willing to help.

## **FISHING**

The ponds at Majestic Water Villas are for residents' enjoyment. Fishing is permitted, but we ask that you remain considerate of neighbors living near the ponds. Whenever possible, please fish from areas that do not back directly into someone's backyard.

## **DRAINAGE**

All neighborhood street drains flow directly into our ponds, which means anything that runs off our streets or lawns ends up there. That same pond water is also used to irrigate our community lawns. Please be mindful of what goes into drain - avoiding chemicals, debris, or other pollutants helps keep our ponds clean and our lawns healthy.

## **IRRIGATION**

All irrigation repairs, including sprinkler head adjustments or replacements, are the responsibility of each resident. Please note that a trip charge will apply for these services. If you would like Pfister to inspect or repair your irrigation system, contact Moriah first—she will coordinate with Pfister on your behalf.