



Lincoln Log



Summer 2019

Published quarterly for members of the Lincoln Village Community Association

IS IT SHORTS WEATHER YET?

IN THIS ISSUE

LV board's summer plans include mowing, maintenance, planting

By Monte Winebrenner
Lincoln Village board president

Greetings to all Lincoln Village residents.....After a chilly and wet spring, we are looking forward to a hopefully pleasant summer!

Event recap: The board was busy this spring with various events and projects. Our Easter Egg Hunt was a success even though we had to postpone it a week due to soggy conditions and rain. We had about 50 children show up, down from an average of 75. This allowed more treats for all!

Also, we held our spring garage sales on May 2, 3 & 4. The weather wasn't the greatest, but it wasn't a washout. Lastly, we participated in The Great American Clean-up on Saturday, May 4. We cleaned the plant beds at the North and South entrances, as well as rid all the bushes of their dead branches and foliage. Thanks to the 4 board members who showed up to get the work completed...you know who you are! I would like to thank Don Miller, our maintenance chairperson, and Rich Miller, our social chairperson, for their effort in coordinating and setting up these events.

Summer maintenance: Once again, Don Miller has done a great job getting prepared for summer maintenance. Lawn cutting, pond maintenance and fertilizing bids have been received and contractors determined. Don has plans for planting additional flowers and plants in our common area and entrances. Also, we will be keeping up with the few dead trees which show up every summer. The tennis courts have new nets this year, and Don plans to maintain the street signs and playground areas.

Fourth of July: If you celebrate with fireworks, be considerate of your neighbors. Stay within the hours designated in the Fort Wayne city ordinance. And then clean up afterward! Don't expect your neighbors to pick up your spent fireworks and wrappers. Note that fireworks may be used only on the user's property or on the property of someone who has consented to the use of fireworks.

Schools closed: Just a friendly reminder that with the summer break from school, there will be more children out playing on the sidewalks and streets. Please slow down when driving through Lincoln Village and keep an eye out for playing children. Let's have a safe and fun summer!



Egg hunt draws LV kids

Cold rain put the damper on our original date, but the Lincoln Village Easter egg hunt drew plenty of kids the following Saturday.

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Hidden pitfalls to watch for when buying a rehabbed home

Brian Sheikh, our Lincoln Village realtor columnist, offers recommendations for buying a rehabbed home based on his clients' experience.

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Neighbor Notes



If you're thinking about a new fence, check LV guidelines first

When spring rolls around, many homeowners start eyeballing their old, rotting wooden fence and thinking about replacing it. Before you choose a new fence, remember that Lincoln Village Architectural Guidelines regulate the materials, location of the fence on the lot, and construction details of fences that can be installed in our association. If you have any questions or would like to submit your fence plans for approval, contact Architectural Committee chair Ron Patton at 260-489-5664 or rpattonin@aol.com.



Learn to play pickleball

Lincoln Village tennis courts are also set up for pickleball, a paddle sport created for all ages and skill levels. The rules are simple, and the game is easy for beginners to learn. In fact, one of our board members, Frank Koehl, has offered to teach Lincoln Village newbies to play at no cost. He'll even furnish the equipment. Just call Frank at 260-490-6401 to find a mutually convenient time.



Need some help with mowing this summer?

It's not always easy to find someone to mow your lawn when you need it, we heard from several Lincoln Village residents recently.

The problem, they told us, is that while you can readily find landscaping companies who are happy to mow your lawn all summer under a contract, it's more difficult to find a person or company to take on occasional or once-while-you're-on-vacation mowing jobs.

So in the spring newsletter, we asked for contact information for people who do, and we heard back from several Lincoln Village residents who offer mowing within our neighborhood.

If you need help with your yard this summer, give these neighbors a call!

Lincoln Village residents who can help with lawn mowing

- **Isaac (son) and Mark (dad) Hunsberger**, Bunker Hill Place. Contact markhuns@gmail.com or 260-446-5665 mobile.
- **Max Moehle**, Skyline Pass. Call or text him at 260-267-1204.
- **Dylan Teubert**, Bunker Hill Place. Contact him at dylanmt1367@gmail.com or 260-494-0474.



Despite postponement, Easter hunt draws LV kids eager to find eggs

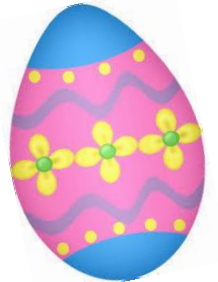
For the first time in as long as any of us can remember, the LV board postponed the Lincoln Village Easter egg hunt scheduled for Saturday, April 20. Facing a forecast for temps in the 40s and solid rain, our Social Committee Chair and Maintenance Chair recommended that we reschedule.

It was a good call.

A week later, the sun was out, and it was warmer. While there may have been fewer kids, the ones who showed up had the chance at a few more eggs filled with candy. The Easter Bunny, wearing stylish new boots due to muddy areas, showed up with extra surprises. It was a fun time!

(Photos by Renee Wright and Marcia Johnson. See more on next page.)

2019 Lincoln Village Easter egg hunt





A rehabbed home can look stunning, but did the folks who did the work leave expensive future problems for the new owners? Realtor Brian Sheikh offers tips on how to buy a rehab that won't come with painful surprises.

Look behind the scenes when buying a rehabbed home, says LV realtor

By Brian Sheikh, Keller Williams Realty

In this era of TV shows, Instagram pages, traveling seminars, books and plenty of other outlets dedicated to rehabbing & flipping homes, you will more than likely find quite a few of them during your home search. As with most things in life, some are done well, and some leave a bit to be desired.

When we see rehabbed homes, we share these words of wisdom with our clients: "It's easy to make a home

look clean, fresh and welcoming, but is it safe?" We pose that question to them because the person/company that fixed up the home is a business. As a business, their goal is to make a profit on the sale of the home for their time, effort and the risk they took in rehabbing the home.

This is all well and good, but be wary of corners that may have been cut, especially in big safety areas such as electrical, plumbing and structural. These are expensive to remedy later.

Older homes have been booming in popularity during this rehab trend. One of the common themes with these older homes are folks trying to combine the new open concept with older home charm.

Many sellers like to achieve that goal by removing a wall or two to create that open concept. If it looks like this was done, your first question should always be: "Did they bring someone in to make sure that this is a wall they could remove or did they just want

the wall gone, saw the sledgehammer and went to town?" This is a fair question to the seller. Did they have a structural engineer or general contractor familiar with this process do the work or oversee the project? The last thing you want is to move into your new home and a couple months later, you start to see stress cracks in your walls, doorways, etc. from the extra weight no longer supported with the wall(s) gone.

My client's experience

We had a client look at a house that was freshly rehabbed. On the surface, it looked fantastic! As soon as you walked in the door, you saw the results of the rehabbers' work—new floors, brand new kitchen, the whole works. As we were looking through the home where there was once a wall dividing the kitchen and dining room, was now one large room. Upon looking closely enough, you could see where the ceiling was sagging a bit right where that wall used to be.

Luckily, after bringing in the right folks to take a closer look, the issue ended up something minor—the drywall wasn't screwed in tightly enough and was dropping a little bit,

causing that sag. The seller fixed it, and our clients moved into the home and love it to this day. However, if we would not have noticed this potential issue while looking at the home and taken the proper steps to ensure the safety of that area, our clients could have had a big safety issue just waiting to happen with the ceiling/floor above crashing down unexpectedly due to the weight that was not properly supported.

Problems aren't always easy to spot

When looking at rehabbed homes, always make sure to look past the shiny new features and look more in depth at the house. Run water to

make sure the pipes are not leaking under the sink, peek in the attic. Look at the roof decking and structure; make sure the boards and rafters look sound and take a look at the foundation of the house as you walk around the exterior of the home for any big cracks or missing chunks. Also check smaller items such as:

- Do the floors feel level when walking through the home?
 - Do the windows open/close easily?
 - Do the doors latch properly?
- These areas will give you a feel for the overall condition of the home, beyond its new, clean, fresh feel.

Bring in the pros

Another point I cannot stress enough is always get a home inspection when you find the perfect home. The right company will go through your new home with a fine-toothed comb and make suggestions on any areas of concerns they have. From there, you can get those concerns addressed with the seller and be on your way to your beautifully rehabbed—and SAFE—home!

Brian Sheikh is a realtor with Keller Williams Realty, and he and his family live on Moss Grove Place in Lincoln Village. You can call Brian at 260-440-6145



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In this issue, we welcome new advertiser, Poorman's Heating and Air, to the *Lincoln Loq*. Thank you for supporting our newsletter!



Nicole Curtis, host of HGTV's "Rehab Addict," may know what she's doing, but make sure a home you're buying was rehabbed by someone knowledgeable, too.

Lincoln Village Community Association

Board of Directors

Dist.	Term expiration	Lots	Name	Address	Phone	Email/Additional responsibility
#1	2020	1-8; 68-87	Rich Miller	7826 Stonewall Run	497-9954	millerndpr@gmail.com Social
#2	2021	29-54	Paul Bobish	1227 Old Bridge Place	489-8000	paulbobish73@msn.com
#3	2019	202-225	Don Miller	7826 Hidden Hills Place	489-2584	donald.miller2@frontier.com Maintenance
#4	2021	9-14; 55-67; 88-93	Maria Charland	1315 Big Horn Place	443-5807	mkcharland@hotmail.com
#5	2021	15-28; 94-97; 147-153	Kim Autrey	8521 Hawk Spring Hill	497-0234	cowboyta@hotmail.com
#6	2020	98-109; 134-146	John Renie	8419 Medicine Bow Run	489-0448	johnprenie@yahoo.com Vice President
#7	2021	110-133; 226-227	Ron Patton	8027 Spruce Creek Place	489-5664	rpatttonin@aol.com Architectoral
#8	2020	154-177	Renée Wright	8116 Rainbow Ridge Place	489-2064	reneewrites@comcast.net Newsletter
#9	2020	178-201	Marcia Johnson	8033 Rainbow Ridge Place	497-8461	mkj8033@frontier.com Secretary/Treasurer
#10	2021	228-233; 363-371; 375-384	Monte Winebrenner	1009 Valdosta Drive	489-9809	aw46825@aol.com President
#11	2019	340-362; 372-374	Norm Moravec	8114 Moss Grove Place	489-6594	bludemn@aol.com
#12	2019	314-339	Frank Koehl	8317 Hawk Spring Hill	490-6401	Jkoehl603@frontier.com
#13	2021	234-259	Kent Redman	8030 Cha Ca Peta Pass	497-0472	redman@ipfw.edu
#14	2020	288-313	Justin Eckert	1213 Valdosta Drive	710-0570	Justin.j.eckert@gmail.com
#15	2019	260-287	Karen Miller-Shoaff	1232 South Fork Pass	413-6295	Karen410@frontier.com



You're welcome to attend.

The Lincoln Village Community Association board meets every second week of the month at 7 p.m. at the Dupont library branch, meeting room B. Lincoln Village residents are always welcome. For the

next few months, we will meet on Thursdays of the second week, but we may need to change again depending on meeting room availability.

Lincoln Village info: You can find our covenants, bylaws, architectural guidelines, back issues of our newsletter and more at our website:

www.neighborhoodlink.com/Lincoln_Village

We also have a page on Facebook. In addition, check out Nextdoor.com's Lincoln Village pages. Many LV residents are active on the site, and it features timely posts about lost pets, neighborhood crime reports, etc.

