

# CONCORD RIDGE

## Homeowners Association Newsletter

### HOA Management

Concord Ridge HOA is proudly managed by Hart Consulting, Inc. Contact us any time via phone/text/email.

Cheryl: 765-404-4765

cheryl@harthoamgmt.com

Macy: 765-426-7711

macy@harthoamgmt.com

### HOA Website:

[www.harthoamgmt.com](http://www.harthoamgmt.com)

Then Select "Our Clients"

Then "Concord Ridge"

Here you will find important HOA documents and announcements.

### Trash & Recycle Service:

Trash & Recycle service is provided by Trash Kans LLC. The service is paid for as part of the annual HOA fee. The HOA only provides for what will fit in the totes, if you have extra waste you will need to arrange and pay for pick up with Trash Kans. Trash Kans can be reached at 765-447-9000. Totes are to be stored out of sight from the street, and not in direct view of neighbors. This could be in your garage, behind a fence, etc.

### 2024 Annual Meeting Highlights:

The 2024 Annual Meeting was held on January 25. At this meeting the Developers turned the HOA over to the membership. The 2024 proposed budget was approved and the annual assessment will remain \$450 per lot. The due date for the assessment is March 1. The board of directors was elected (listed below). General Discussion included the following items: Reports of vandalism to mailboxes, sidewalks and garage doors. These matters need to be reported to the sheriff. There are products available at home improvement stores to remove graffiti. In the event you need to paint your mailbox post, the paint color code has been posted to the website. The sidewalks have rust stains from untreated water in the irrigation systems. Members stated you can seal the concrete to prevent the rust from soaking in and there are products available to spray on and remove rust stains as well. Irrigation heads can be adjusted away from the sidewalks to help prevent such stains. Sidewalks belong to the homeowner and are the responsibility of the homeowner to maintain and repair as needed. This includes snow removal and lifting and leveling to prevent trip hazards. A-1 Leveling is a contractor that can inexpensively level sections of sidewalk without tearing out and re-pouring concrete. Over the summer there were several muskrats that were trapped in the pond. The pond will continue to be monitored for muskrats. A few members expressed frustration with noise from neighboring manufacturers. A couple of violations were discussed. The developers will let the Concord Ridge website they maintain expire and all HOA info will be posted on Hart Consultings website. The Developers thanked the members for attending and purchasing a home in Concord Ridge!

### Your Board of Directors:

Andrea Amato - President - 3 year term  
 Matt Tuggle - Vice President - 2 year term  
 Tim Desser - Treasurer - 2 year term  
 Matt Blackburn - Secretary - 1 year term  
 Julie Barney - Member at Large - 1 year term.

### **Lawncare & Snow Reminders:**

Do not blow grass clippings into the street. Blow clippings back into the lawn. Clippings in the street will eventually end up in the storm drains, causing problems to the system. If you have a fence on your lot, you are to mow and maintain the area on the back side of the fence as well. Do not burn leaves in the street and do not place leaves in the street for pick up. The streets in the HOA are maintained and plowed by Tippecanoe County Highway Department. Members are responsible for clearing the sidewalk of snow on their lot.

### **Parking:**

Street parking is intended for guests and for temporary needs only. Members should utilize their garages and driveways for parking. This will assist with traffic flow, snow removal and trash & recycle services.

### **Exterior Changes:**

Concord Ridge is a covenant community which means there are restrictions for changes to your home's exterior, fencing, sheds, patios, color changes and more. These covenants are in place to protect the desirability of the community and property values. Any of these exterior changes require prior approval. Please submit an "Architectural Request Form" to Hart Consulting for approval from the Board before making any changes. This form is located on the website.

### **Pond Access:**

If you are wanting to visit the pond, use the access road located next to 4583 Lamplighter Trail. Do not trespass between houses or cut thru neighbors yards. The pond is private property for HOA residents and their guests only. There is to be no swimming, ice skating, floating on, or entering the pond in any way. Additionally, no vehicles or bikes are permitted around the pond, with the exception of the pond care contractors. If your pet is with you, they are expected to be leashed, supervised, and cleaned up after.

### **Report HOA Violations:**

You can report violations to Hart Consulting via email, text or phone. Report illegal activity and trespassing to the appropriate law enforcement agencies.

### **Pets:**

Be a good neighbor and pick up after your pets. When walking pets off of your lot, keep pets leashed for your safety and others. Keep in mind barking may be disruptive to your neighbors. While you may be use to barking and not notice it, the neighbors may be bothered by this. Take a moment to consider if this is a possibility and try to reduce barking.

### **Questions, Concerns, Suggestions or Comments:**

We are here to serve you! Contact Hart Consulting Inc. 24 hours a day 7 days a week. Telephone & Text 765-404-4765 or Email: [cheryl@harthoamgmt.com](mailto:cheryl@harthoamgmt.com).

Thank you for keeping  
Concord Ridge  
a desirable place to call home!