
TODAY HOMES

Condominium Association, Inc.

Spring 2024 Newsletter

Exterior Upgrades

Now would be a great time for homeowners to make some small, inexpensive upgrades to the exterior of your condo. You might consider replacing the following items: light fixtures, door bell button, address numbers, and window screens

Outside Faucets

Please pay close attention as you turn on your outside water faucets. It would be a good idea to leave the closet door open for a while after turning on this faucet, to make sure there are no leaks. Let Hart Consulting Inc. know of any problems.

HOA Management

Today Homes is proudly managed by Hart Consulting, Inc. Contact us any time via phone/text/email.

First Contact: Cheryl 765-404-4765

Second Contact: Macy 765-426-7711

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Select 'Our Clients'

Then Select 'Today Homes'

Spring Cleaning:

Remember while doing your spring cleaning it is a good idea to clean around the back of your appliances that produce heat (dryer & refrigerator) to help eliminate the chance of a fire. You should also consider having the dryer vent professionally cleaned regularly. Be sure to check your A/C unit outside and clear of any debris. Your unit may be located at the opposite end of your building. Having your A/C unit serviced each year will also reduce the chance of major expenses down the road, such as condensate pans overflowing. Replacing furnace filters will also improve efficiency and save money.

Trash & Recycle:

Please make sure items are secured in totes to prevent waste from littering the common areas. If you see papers or trash in the lawn or landscaping, please pick up and dispose of properly. Totes need to be returned from the curb by the evening of pick up day. Also be aware of storing "smelly" trash in the garage common area. If your trash contains items such as dog waste, food waste, or baby diapers please store your totes on your patio and not in the common area of the garage. Up to date recycle information is available on the website.

Garage Doors: Keep Closed - Except During Use!

As the warm weather of spring is upon us, please remember to keep your garage doors closed except when entering or exiting. This is important year around in order to maintain security for you and your neighbors and to save on utilities. **If garage doors are left open and you can not be reached, action will be taken to close the door.** Garages are a common area and are NOT to be used for storage. Please be considerate of your neighbors and keep your garage space clean and free from clutter. Using the garage space for storage creates a number of issues including; fire hazard, unwanted pests making habitats and damage to vehicles when items tip over accidentally. No garage sales are permitted on Hanover Drive. **NO SMOKING IN GARAGES!**

As a courtesy to your neighbors, please park inside garages and on driveways whenever possible. **Do Not Park On Yellow Curb, in front of Mailboxes, or by Hydrants!!!**

Pets

This is being addressed to all residents as an effort to once again remind pet owners and visitors that bringing pets, of the following Association rules (and City Ordinance) governing the ownership of pets in Today Homes Condominiums.

1. All pets shall be restrained by a leash and accompanied by a responsible person when outside.
2. **Pets are not to be tied out!**
3. The owner of any pet will be held responsible for any damages and expense caused by the actions of their pet.
4. Excessive barking is not permitted.
5. It is absolutely essential that the owner **clean up pet droppings immediately.**
6. Cats are not to be outside unattended.

Satellite Networks:

If you wish to install a satellite, you will need to receive permission from the Board first. Certain restrictions apply.

Comcast & Metronet

If your condo has recently had new installation of service from Comcast or Metronet, please follow up with them on burying the exterior lines. There are several condos with wires laying on top of the ground. This not only creates a safety issue, but is a mowing and landscaping problem, and is unappealing to the curb appeal of the buildings.

Landscaping:

The Association is responsible for maintaining (pruning, replacing) the shrubs and trees only. The HOA will provide for a monthly (April - September) spray treatment of weeds in the landscaping beds and mulch each year. **All annuals and perennials are the responsibility of the individual homeowner to prune, cutback and remove throughout the year.** If homeowners do not maintain the annuals and perennials, the Association will do so and charge the individual homeowner for these services. Additionally, if your unit has a rock, paver, or brick landscaping boarder you are responsible for upkeep and removal or repair of such boarders.

Exterior Changes:

If you wish to replace the windows in your unit, the replacements need to be visually the same as what is being replaced. For example, if the windows being taken out have a grid, the new windows must also have a grid. Also, be aware that any changes you make to the patio area (pavers, decking or outdoor carpeting) are your responsibility to install. Any upkeep that is needed is your responsibility as well as any future owners responsibility, not the HOA's.

Grills:

Per the insurance policy, grills are not permitted to be on balconies. For patio areas be sure to pull your grill far away from the building and patio walls to prevent the siding from being melted.

Smoke Detectors:

Smoke detectors save lives! The insurance company for the Association is requesting if your unit does not have hard wired (electric backup to the battery) smoke detectors installed you replace your battery operated smoke detector with a 10-Year Sealed Lithium Battery smoke detector. It is a battery operated, no hardwiring required, 10 year battery, that will protect you during power outages. A 3-pack set is available from Walmart for about \$40.

Insurance :

Pursuant to the By-Laws each owner is responsible to maintain insurance for their individual unit. This insurance should be comprehensive for everything inside your unit, termed as "from the drywall in", not just your personal belongings.

Please obey the Association **15 M.P.H. Speed Limit** and go the correct direction around the circles on Hanover Drive.