
BENJAMIN CROSSING HOA

NEWSLETTER

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Welcome New Residents

Benjamin Crossing is a covenant community which means there are restrictions for parking, changes to your home's exterior, landscaping, pets and more. To learn more about these restrictions visit our website www.benjamincrossing.com

Snow Removal

The Tippecanoe County Highway department removes snow from the streets of Benjamin Crossing. The HOA contracts snow removal for the Alleyways of the Village Lots only. **It is each homeowners responsibility to clear their public sidewalks of snow and ice.**

Report HOA Violations

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

Holiday Display Contest: The Board will select 6 winners. 3 from the Village Lots 3 from the Hallmark Lots. Each winner will receive \$100.00! Homes will be viewed and winners selected the 3rd week of December.

2024 Annual Assessment is \$235.00 per lot and is due **January 22, 2024**. Late fees of \$25 are applied after Jan. 22, Feb. 22, and Mar. 22, 2024. Accounts turned over to collections will incur an additional \$95 fee.

Parking: Parking is permitted on all streets in Benjamin Crossing with the following exceptions: Do NOT park on the mailbox side of the street. On Nauset, Fletcher & Pocahontas Courts do not park within 15 feet of mailbox posts. Do not park within 20 feet of hydrants, medians or intersections. Be considerate and do not park in front of trash containers so that they may be serviced.

Pets: All pets must be leashed and supervised by a responsible person at all times. Pets should not be outside unattended. Please do not tether or tie out your pets. Immediately pick up after your pets. Report abuse and neglect to Tippecanoe Animal Control at 765-423-9321. Spay & Neuter for \$25 is available thru fixtippecanoeconomy@gmail.com. No income restrictions. Four Precious Paws in Lafayette offers low cost vaccines and spay/neuter call 765-450-6750.

New Protocol for Violations: Notice for HOA covenant violations will be posted on the front door, garage door, and mailed to owners/management companies.

Trash Service: Do not store trash totes at the curb. Items that do not fit inside of totes require you to contact your trash provider and schedule a special pick up. Do not sit items at the curb prior to making arrangements for pick up. Do not place lawn and landscaping debris at the curb. The County will not pick it up.

Mailbox Reminder: Members are responsible for the repair and replacement of mailboxes and posts. Repairs and replacements must match what is currently in place. Wood post, black mailbox and white or gold numbers. The size and materials must be similar as to what is in place. If you share a post, you may coordinate with your neighbor or install a single mailbox post.

Other Reminders: Do not burn leaves in the street, as this is a safety hazard; the smoke blocks traffic sights. Please use a barrel if you will be burning leaves.

It's nice to be nice! Treat others as you would like to be treated.

Offer assistance to your neighbor that is elderly or has a health issue and needs a hand with snow removal, walking a pet, or pulling trash totes back to their garage. Please be considerate of your neighbors, watch your children and let them know lawns are private property. Keep the neighborhood bright and turn on exterior lights.

