

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

Then Select "Our Clients"

Then "Concord Ridge"

Here you will find important HOA documents and announcements.

To pay your annual assessment online with a debit or credit card visit the website.

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.

2026 Annual Meeting Highlights:

The 2026 Annual Meeting was held on January 21. The 2026 proposed budget was approved and the annual assessment will be \$475 per lot. The due date for the assessment is March 1.

There were 2 positions available for the Board. Matt Blackburn & Tim Desser volunteered and were re-elected for a 3 year term.

General Discussion included the following items: Feedback was collected last year regarding potential amendments, including fencing on dry pond lots, above-ground pools, and changes to current fence materials. There was insufficient feedback for the Board to pursue these amendments, as the process is costly and requires approval from 75% of all lot owners. The areas that are considered common area were reviewed. They include the following: both entries to the neighborhood, along the roads of 450 & 500, drainage behind homes on Bamboo & Abbeyville and the pond and access road to the pond. Dry pond maintenance was explained: the dry pond is rarely fully dry, making the planned monthly mowing ineffective. The Board has explored alternative maintenance options with WREC; however, the County Drainage Board is very strict and does not allow soil to be removed or added. For the time being, the area is being bush-hogged at least once per year. 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. The County is responsible for road maintenance including snow services. It was noted the community is complete and there are 170 lots, not 172 as originally platted. The 2026 budget recognizes this change. Members expressed thanks to the board members for serving the HOA and the board thanked members for attending the meeting and providing feedback.

Your Board of Directors:

Andrea Amato - President - 2024-2027

Matt Blackburn - Vice President - 2026-2029

Tim Desser - Treasurer - 2026-2029

Tina Stauffer - Secretary - 2025-2028

Eric Yee - Member at Large - 2025-2028

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.

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