

LANDING AT VALLEY LAKES

C/O Hart Consulting P.O. Box 2332 West Lafayette, IN 47996
www.landingatvalleylakes.com

Community Garage Sale

Community garage sale dates:
May 1st 9:00 A.M. - 2:00 P.M. &
May 2nd 8:00 A.M. - 2:00 P.M.

2025 Board Members

Lisa Vester

Matt Vester

Julie Lewis

Denis Horn

Eric Rody

Food Trucks

The schedule is emailed monthly and posted at the pool. Thank you to Lisa Vester for coordinating the trucks!

HOA Management

The Landing is proudly managed by Hart Consulting, Inc. Contact us any time via phone/text/email. We are here to assist you!

Cheryl: 765-404-4765
cheryl@harthoamgmt.com
www.harthoamgmt.com

Covenant Community:

The Landing is a covenant community which means there are restrictions for parking, changes to your home's exterior, landscaping, pets and more. These restrictions are in place to protect the desirability of the community and property values. To learn more about the governing documents visit our website www.landingatvalleylakes.com.

Mailboxes:

Per the governing documents mailboxes and posts are the responsibility of the homeowner and must be replaced with the same design as the original. The paint colors, materials, and lettering information can be found at www.landingatvalleylakes.com under the "Quick Facts" tab. For lettering contact Klim Signs at 765-448-6800 or klimsigns.net Several mailbox posts are in need of attention and a fresh coat of paint.

Lot Maintenance:

The governing documents of the HOA require all homeowners to maintain their lots in a manner that is consistent with the general appearance of the neighborhood. This includes mowing grass regularly (grass is not to be taller than 4"), edging sidewalks and driveways, pruning shrubs, removing dead trees and stumps, painting trim, paint or stain fences and replace boards as needed, replace torn window screens, and power washing siding. Algae can build up over time, especially on the north side of your home. Power washing removes algae from your siding.

Reminders

- Trash totes are to be stored in the garage, or behind a fence and out of sight from the street.
- Items such as bicycles, yard tools, and such are not to be store outside along the homes.
- Lawn clippings should be cleaned up, not blown into the street.
- Portable basketball goals are not permitted. In-ground basketball goals are permitted with prior approval.

Home Maintenance

Spring is a great time to get started on outdoor maintenance. We appreciate your attention to these matters to keep up with the general curb appeal of the neighborhood.

Sidewalk Leveling & Exterior House Cleaning

Address trip hazards by contacting A1 Leveling. You can level your sidewalk for a very reasonable amount. Contact them to obtain a quote 765-230-1737. Mobile Wash Express can assist with washing house siding. Call 765-429-4274.

Exterior Changes:

In order to make an exterior change to your home or lot, you must submit an architectural change request form and obtain the Board's approval. You can find the form at www.landingatvalleylakes.com, click on the "Documents" tab and then select "Architectural Change Form". As weather is getting warmer, we know you'll be doing some outside projects so get those requests in now!

Pool Season:

The pool and pool house are shared with The Commons HOA. The pool will open Memorial Day Weekend and close on Labor Day Weekend. Pool hours are 9am to 9pm. For a list of pool rules visit www.landingatvalleylakes.com and click on the "Documents" tab, then "Amenity Information".

Parking Reminder:

Street parking is intended for guest parking only. Residents are to park in garages and driveways. Be aware not to block sidewalk access when parking in the driveway.

Pets:

All pets shall be restrained by a leash and accompanied by a responsible person when outside. Cats are not to be outside unattended. The owner of any pet will be held responsible for any damages and expense caused by the actions of their pet. Excessive barking is not permitted. It is absolutely essential owners clean up pet droppings immediately!

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.

It's nice to be nice!

Treat others as you would like to be treated.

**We thank you for keeping the community
clean, friendly, and fun.**