

SOUTHAVEN VILLAS HOMEOWNERS

Governing Documents

Electronic copies of the Declarations and By-Laws are available online at www.harthoamgmt.com, click on "our clients" then select the "Southaven Villas" tab.

Board of Directors

Gaylyn Rayburn,

Mel Wilson,

Charlie Kochert,

Sanjay Iyer

Molly Scheel,

Sarah Allard

HOA Management

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

Cheryl: 765-404-4765

cheryl@harthoamgmt.com

www.harthoamgmt.com

Recycle

Items should NOT be bagged.

Items should be clean with no food residue.

No styrofoam.

No wet cardboard or soiled paper plates.

For a complete list of what is acceptable visit trashkans.com.

2025 Annual Meeting Highlights

The 2025 annual meeting was held on October 21. The financial report was presented and the 2026 monthly assessment will remain \$240.00. It was noted in 2017 the monthly assessment was \$200, 2018 it increased to \$220 and in 2023 it increased to \$240. It is expected an increase will be required in 2027 to keep up with inflation and projects.

Longhorn Lawn and Landscape did a good job with winter services on their first year. Please remember there is a 2" trigger before snow removal services will be provided. Ice melt will only be placed at the mailbox stations. It is recommended you keep ice melt on hand as it is your responsibility to apply to your porch, sidewalk and driveway should you feel it is needed.

Projects completed for 2025 include vertical balcony boards stained. This fall all gutters will be cleaned and this will be done annually going forward. Projects schedule for 2026 include dryer vent cleaning. Future projects being considered are shutter replacement and landscape remodel.

Members were reminded with 63 units the HOA sometimes has to provide services in phases.

Members are encouraged to take pride in their HOA community and pitch in when they are able. Ways to contribute include: picking up litter, planting flowers around your unit, sweeping your concrete areas, helping a neighbor retrieve totes. If you do not regularly use your front door, it is suggested you check this area at least once every couple of weeks as packages or notices could be sitting there.

Friendly Reminders!

Treat your neighbors as you would like to be treated! If you have children make sure they are being respectful of others property. Keep noise levels to a minimum.

Pets: Immediately **pick up** after pets and keep pets **leashed** and accompanied by a responsible adult at all times. This is for the safety of all pets and members of the community. **Make sure you have full control over your leashed pets to prevent injury or accidents.**

No fireworks are allowed on HOA property.

Garage Doors - should be kept closed to prevent pests and theft.

Keep exterior lights on! If you need help changing a bulb contact a board member or Hart Consulting.

Mailbox Keys belong to the USPS. If you are having any problems with your key or lock you will need to contact the post office on St. Rd. 26.

Fall and Winter are a good time to clean behind your heat producing appliance such as refrigerator and oven, change furnace filters and smoke detector batteries.

Trash & Recycle Totes - should not be at the curb prior to the evening before pickup and should be retrieved back to **inside the garage** no later than the evening the day after pick up. The HOA provides pick up only for what will fit inside the totes. Larger items or extra items require the member to make prior arrangements with Trash Kans or any other provider before sitting out.