

# Today Homes Condominium Association, Inc.

% Hart Consulting Inc.

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## Fall / Winter 2025 Newsletter

**Keep Garage Doors Closed Except Durning Use:** Allowing cold air in increases the chance of freezing water pipes and increases everyone's heating costs! Owners of rental units should urge their tenants to comply with the above procedures since the Association will hold the owner responsible for all appropriate expenses. **If a garage door is left open, other residents have the authority to pull the garage door cord to close the door for security and to prevent damages.**

**Garages are 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 smoking is permitted in the garages.**

**Avoid Frozen Water Pipes & Increased Utility Costs:** Frozen water pipes are generally caused through the negligence of the owner/tenant, either by not turning off the outside faucet, leaving the garage door open, or failing to heed the request of the City Water Works Department to leave a tap dripping slightly during the most severe weather. In the event of frozen water pipes, the following policy will be enforced:

1. It is up to the owner/tenant to hire a plumber to thaw the pipes, and repair or replace damaged plumbing.
2. The owner/tenant shall be liable for ALL resulting damage to the building, including any other units affected.
3. In the case of an emergency, the Board of Directors has authorized the Property Managers to obtain the service of a plumber and/or other repair contractors and assess the owner/tenant responsible for all expenses incurred.

It is in everyone's interest to take the necessary precautions to avoid the problem of frozen water pipes by seeking out vulnerable spots and having them corrected or protected. **Outside water faucets should be shut off at the inside shut-off valve and drained by opening the outside faucet and turning it back off after it stops dripping prior to cold weather.** If you are unsure of this process, or do not know where the shut-off valve is for the outside faucet, contact the Property Manager. Insulation around the exposed inside portion of the water faucet is recommended. In extreme cold it is also recommended that the entry closet door be left ajar in the townhouses and ranch units to allow warm air to heat the water pipes leading to the inside shut-off valve.

**Fall Cleaning!** Remember while doing your fall 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. Also, be sure to check your A/C unit and clear of any debris. Replacing furnace filters will also improve efficiency and save money.

**Trash & Recycling:** Please make sure items are secured in totes to prevent waste from littering the common areas. 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. Totes are to be retrieved from the curb the evening of collection.

**Snow Removal:** The HOA provides for snow removal of the sidewalks and driveways. There is a 2" trigger which means if snow fall is less than 2" removal services will not occur. Additionally, residents should keep de-icer products on hand as it is up to each individual to provide de-icer as they feel it is needed. The City provides snow removal of the street.

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**Pets:** This is being addressed to all residents as an effort to once again remind pet owners and those residents visitors that bring 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. The owner of any pet will be held responsible for any damages and expense caused by the actions of their pet.
3. Excessive barking is not permitted.
4. It is absolutely essential that the owner owner **Clean Up Pet Waste Immediately!**

**5. Pets are not to be tied out without supervision.**

Cats are not to be outside unattended!

**INSURANCE:** Be sure to review your insurance coverage on your condo with your agent on a regular basis. You are responsible for insuring from the drywall in as well as your personal belongings. This means you are responsible for items such as: paint, cabinets, bathtubs, flooring, light fixtures, doors, trim and etc.

**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.

**Miscellaneous Landscaping** Please remove all landscaping decorations so that the leaf and snow removal companies do not accidentally break decorations while performing their jobs. **Reminder:** The Association is responsible for maintaining (pruning, replacing) the shrubs and trees only. 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.

**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.

### **Satellite Network**

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

**Surveillance Cameras In Use** The Board has approved (with prior permission from the Board) allowing homeowners to install surveillance camera systems. A sign must be placed noting there is a surveillance camera in use, no audio recording is allowed, and the cameras cannot be facing areas where there is a reasonable expectation of privacy, such as the interior of another person's condo.

**PLEASE OBEY THE 15 M.P.H. ASSOCIATION SPEED LIMIT! - Do NOT park on sections of the road than have a yellow curb!**

**It's NICE to be NICE!** Treat your neighbors as you would like to be treated!

**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. Need a copy of the governing documents? Visit www.harthoamgmt.com, select "our clients", then select "Today Homes".

**Wishing you a very joyous Holiday Season!**

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