

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.

Your Board of Directors:

Andrea Amato - 2024-2027
President

Matt Blackburn - 2026-2029
Vice President

Tim Desser 2024-2026
Treasurer

Tina Stauffer 2025-2028
Secretary

Eric Yee 2025-2028
Member at Large

Fence Maintenance

Summer is the perfect time to perform fence maintenance. Be sure to replace bowed or broken boards. Protect the wood with paint, stain or a clear seal coat.

Trash & Recycle Tote Maintenance

If your trash or recycling tote is damaged or needs repair, please contact Trash Kans at 765-447-9000. They will schedule the repair and provide instructions on leaving the tote at the curb for servicing. 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. 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.

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. Do not park vehicles on the access road. Park vehicles on the street. If your pet is with you, they are expected to be leashed, supervised, and cleaned up after.

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. Lots adjacent to common area are not to mow common area. If the lawn contractor for the common area has missed a section, please report this to Hart Consulting to remedy. 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, mail delivery, 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.

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 used 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.

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.

Board Meeting Schedule:

The HOA Board is set to meet on Tuesday, October 13 at 6pm at the Tippecanoe County Public Library - Wea Prairie Branch. Homeowners wishing to attend should RSVP to Hart Consulting 30–45 days prior to the meeting date. Homeowners attending may observe the meeting but are not permitted to participate. Executive sessions are private and will not be open to the membership.

Agenda: Call to Order • Approval of Minutes • Financial Report • Old Business • New Business • Other Business • Adjournment

The Annual Meeting is held each January. More information will follow as the date approaches.

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.

We appreciate your continued efforts in keeping Concord Ridge a well-maintained, welcoming, and peaceful community.