

OAK RIDGE HOA

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

www.harthoamgmt.com

HOA Management

Oak Ridge 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

Macy: 765-426-7711

macy@harthoamgmt.com

Website:

Hart Consulting's Website contains important documents for the HOA, including: Governing Documents, a map, the most current newsletter, architectural change request form, and more. To find the Oak Ridge page go to www.harthoamgmt.com, click on the "Our Clients" tab and then scroll down to "Oak Ridge Homeowners Association"

Board Members

Devin Arms 2026-2029

Kevin Robbins 2026-2029

Andy Nixon 2026-2029

Krista Roll 2024-2027

Ben Miller 2024-2027

Eric Beardmore 2025-2028

De Etta Hawks 2025-2028

2026 Annual Meeting Recap:

The 2026 Annual Meeting was held on June 1. During the meeting, members reviewed the 2025 year-end financial results and the proposed 2026 budget. Members who would like to review the income and expense statements, budget, or have any questions may contact Hart Consulting at any time.

A vote was held regarding HOA-provided uniform trash service, and the proposal was approved. Uniform trash service will begin on January 1, 2027. Additional details will be provided later this year. In the meantime, members may wish to notify their current trash service provider that services will no longer be needed after December 31, 2026.

Uniform Trash Service Information

- HOA-provided uniform trash service will begin January 1, 2027.
- The cost of the service will be included in the annual assessment (an additional \$225 per year).
- The trash service provider is yet to be determined.
- Trash totes will be delivered during the last week of December 2026.
- The HOA will provide one trash tote per lot.
- Additional totes may be purchased at the homeowner's expense.
- Recycling service will not be provided by the HOA. Homeowners may arrange recycling service directly with the provider at their own expense.
- The HOA-provided service will cover only the trash that fits inside the tote with the lid fully closed.
- For additional trash or large-item pickup, homeowners should contact the provider directly before placing items at the curb.

There is NO golf cart access to the golf course from the HOA.

Reminders

- Please follow neighborhood speed limits. If you see someone speeding, call the Tippecanoe County Sheriff.
- 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 stored outside along the homes.
- Lawn clippings should be blown back into the lawns, not left in the street. This can clog the street drains.
- Pets should be leashed and supervised by an adult. Excessive barking is not permitted. It is absolutely essential owners clean up pet droppings immediately.
- Please do not block sidewalk access when parking in the driveway.
- You can report violations to Hart Consulting, Inc. via email, text or phone. Report illegal activity and trespassing to the appropriate law enforcement agencies.

Covenant Community

Oak Ridge is a covenant community which means there are restrictions for 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. The Governing Documents are available on Hart Consulting's Website.

Common Area Rules & Expectations: Hours: Dawn to Dusk
Be respectful to adjacent members lots and their pets.
Take out what you bring in (litter and pet waste).
Respect nature (fish & geese) do not throw or chase wildlife.
Do not cut through lots to gain access to the pond.
Keep noise levels low, no yelling, no loud music.

Front Pond: All Members Access: The only access to the front pond is on CR 75. The front pond has been stocked with fish. Fishing is catch & release. Fishing is for members only and their guests.

Back Pond - Limited Access: The back pond is only accessible for the owners of lots 50-56, the bordering lots. Guests of back pond lots are to be accompanied by a pond lot member adult at all times. NO FISHING at the back pond.

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.harthoamgmt.com, click on the "Our Clients" tab and then click "Oak Ridge Homeowners Association", then select "Architectural Change Request Form". The architectural committee has 30 days to review the request.

Mailbox & Post Info: Repairs and replacement must match the existing mailbox and post. Members may use any contractor they like or make repairs themselves. Mailbox Innovations is the original installer and can be reached at 765-418-5061.

Sign Protocol: The HOA will allow one sign of no more than 5 square feet to be placed on the lot advertising "For Sale". No other signs are permitted. Indiana State law requires HOA's to permit election signs. The following rules apply to election signs: No more than 3 signs are allowed on any lot at a given time, signs are not to exceed 5 square feet. Signs cannot be placed more than 30 days prior to the election and must be removed 5 days after the election. No election signs are allowed on HOA common areas.

Social: Check Facebook for garage sale information and other social activities.

Snow Removal: Snow removal of the streets is the responsibility of Tippecanoe County. If 3" of snow or less, neighborhoods will receive snow removal as available with county vehicles. If the snow total is over 3", the county utilizes contractors paid by the county tax dollars. The HOA does not pay anything for snow removal, nor provide snow removal services. Sidewalks and driveways are the responsibility of the individual homeowner. Snow accumulation of 2" or greater is expected to be cleared within 12 hours of snow fall stopping, during day light hours.

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