**AUBURN MEADOW TOWN HOME**

**FALL NEWSLETTER 2024**

**TOWN HOME INFORMATION**

NEW INFORMATION

WE HAVE VOTED TO INCREASE THE MONTHLY HOA FEE TO $165.00. THIS CHANGE IS REQUIRED BECAUSE OF INCREASES IIN THE NUMBER AND COST FOR REPAIRS. THIS AREA IS NOW 20 YEARS OLD SO IT NOW REQUIRES ADDITIONAL WORK IN ORDER TO RETAIN PROPERTY VALUES. WE ARE ALSO INCREASING OUR COMMUNITY HOA FEE FROM $25.00 TO $28.00 PER UNIT.

HOMEOWNERS NEED TO HAVE THEIR DRYER OUTLET CLEANED EVERY TWO (2) YEARS. IF YOU HAVE A FIRE WHICH STARTS IN THAT AREA, YOUR INSURANCE COULD HAVE A REASON TO DENY A CLAIM.

CONTINUED INFORMATION

HOMEOWNER’S RESPONSIBILITY

 PRIVACY FENCE – REPAIR OR REPLACEMENT IN SAME COLOR HUE

 DOWNSPOUT AND GUTTER REPAIR OR REPLACEMENT

 SIDING REPLACEMENT OR REPAIR

 MUST SUBMIT AN ARC REQUEST FOR ANY OUTSIDE CHANGES

 ANY ADDITIONAL LANDSCAPING MUST BE MAINTAINED BY

 THE HOMEOWNER

PETS RULES AND REGULATIONS (FOR EVERYONE’S SAFETY)

Owners of a cat or dog shall be required to keep same on leash at all time when pets are outside the home.

Owners of a cat or a dog shall be required to immediately remove all forms of excrement of such pets from the property, including, but not limited to, lawns, driveways and parking areas, and such pets shall not be allowed to deposit excrement in any manner, or in any place, that would in any manner change or deface the property, including any alteration in the uniformity of appearance of the lawn or landscaped area.

No pet will be allowed which creates noise, emits noxious odors or creates unsafe or unhealthy living conditions, or other disturbances of any kind, whether on a continuous or intermittent basis, and regardless of the time of day or night.

Any owner of a pet allowed hereunder, who is the subject of three (3) or more justifiable complaints of violation of this rule, shall forthwith permanently remove the pet from his or her residential unit, upon notice of same from the Board of Directors, and said owner shall not be allowed to have any pets within the residential unit at any time thereafter, except with the express prior written consent of the Board of Directors.

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DUSK TO DAWN OUTDOOR LIGHTS

For enhanced security, owners should consider purchasing dusk to dawn LED bulbs for their outside lighting. The bulbs can be installed in the existing light fixtures on garages and on wall next to patios. The lights automatically turn on at sunset and turn off at daybreak.

OUTDOOR LIGHT FIXTURES

Please remember that our Townhome Rules and Regulations state that each Owner shall have an affirmative obligation to maintain and repair his and /or her Residential Unit in such a manner as to maintain at all times the uniformity of appearance of such Residential Unit with all others in the community.

**COMMUNITY INFORMATION**

AS OF JANUARY 1, 2025, THERE WILL BE A SERVICE FEE OF $50.00 PER YEAR TO ACTIVATE YOUR KEY FOB FOR EACH UNIT. DUE TO VANDALISM AND DISRESPECT OF OUR RULES, THIS ACTION HAS BECOME NECESSARY. REPLACEMENT OF KEY FOBS COST $50.00

If you would like to activate your key fob for 2025, please:

1. Drop off in the clubhouse drop box located by the clubhouse front door, a copy of the

attached agreement with a check or money order made payable to Auburn Meadow

Community as the payee with the address of 1205 Auburn Meadow Lane.

1. Or email a copy to regionpmo@gmail.com and send payment through your own bank’s

Bill Pay system by entering in Auburn Meadow Community as the payee with the

address of 1205 Auburn Meadow Lane.

1. Email copy of agreement to regionpmo@gmail.com and by Zelle to Community1205@gmail.com

Once payment and signed agreement is received, your key fob will be activated-not longer than 5 business days from the date of receipt of agreement and payment.

**TOWN OF SCHERERVILLE**

Moving of garbage cans to the street area should not occur before 6:00 PM on the day before pickup. Replace the garbage cans in your garage or covered area in a timely manner. Make sure your cans are always covered to prevent animals from accessing them.

Trash, abandoned vehicles, overgrown vegetation, inoperable vehicles, garbage refuse, untethered animals,(whether livestock or pets), sewage, obnoxious odors, conditions that attract infestation of rodents, insects, domestic or wild animals to create a health hazard or unsightly conditions, which act as detriment or danger to or interferes with, or unreasonably hurts or hinders the citizens of this

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community that have a right to the use and enjoyment of their property, or encroach injuriously on the enjoyment of others’ lives or property, or to the aesthetic wellbeing of the Town.

**INDIANA DEPT OF NATURAL RESOURCES/TOWN OF SCHERERVILLE**

DO NOT FEED WILDLIFE. Remove both food and water sources. Feeding wildlife can potentially cause animals to lose fear of humans, disrupt their natural behaviors and biology, spread disease and illness, create conflicts with other wildlife and can lead to poor diet and nutrition for the animal.