

**Autumn Ridge Subdivision Owner's  
Association, Inc.**

**Neighborhood Handbook**

**2023**



McGinnis, Virginia (Ginger)  
5028 W. September Drive  
Home Phone: 812-876-5781  
Cell Phone: 812-360-4249

Nelson, Helen  
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Phone: 812-876-2619  
E-mail: Helen\_reagan@hotmail.com

Prince, Daniel and Heather  
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Phone: 812-360-7925  
E-mail: Hlprince1@yahoo.com

Sarkissian, Armen and Aggie  
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Schneider, Bill and Connie  
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Somogyi, Andy  
Gingras, Marie  
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**Lawn Care** – Yard mowing, fertilization, street tree mulch and leaf removal is provided by the Association. Owners may plant in the area between their unit and five feet out. Any plantings outside this area or in the common area must be approved by the Board prior to the planting.

**Snow Removal** – Snow removal is provided by the Association when there is 2 inches or more of snow. This includes clearing of the driveways and sidewalks. The City of Ellettsville is responsible for snow removal on the streets within Autumn Ridge.

**Exterior Maintenance** – The unit Owner is responsible for the exterior maintenance of the unit. This includes the building itself including the exterior, interior, roof, siding, doors, windows, gutters, downspouts and drainage; the area within 5 feet of the unit; snow removal from patios and decks.

Any alteration to the exterior of the unit must be approved by the Board including installation of roofs, storm doors, satellite dishes, replacement windows, etc. If you would like to change the exterior of your unit please submit an Exterior Alteration request form, available from the management company.

**Limited Common Area and Common Area** – The Association is responsible for maintaining the limited common area which includes stoops, steps and walks to the entrance of all buildings and driveways. The maintenance of patios and decks is the homeowner's responsibility. Plantings, pots, lawn furniture, bird feeders, grills, etc. are not allowed in the common area. When grills are in use, they must be 10 feet away from the building.

**Maintenance Requests** – for repair or maintenance to any common area or limited common area the Association is responsible for, please submit a written work order request to the management company.

**Pets** – No more than 3 pets of gentle disposition are allowed in any unit. All animals must be kept on a leash and accompanied by an individual when outside. All waste must be promptly picked up and properly disposed of. Leaving or disposing of pet waste on common property is not permitted.

**Parking** – Parking of passenger cars and light noncommercial trucks is allowed in the driveways. Boats, campers, recreational vehicles or water craft may not be kept, parked or stored outside of any garage for more than 48 hours.

**Occupancy** – The use of each lot is restricted to the use of a single family residence. No more than 3 unrelated adults may occupy a unit without express written consent of the Board.

**Signs** – Signs are not allowed to be displayed in windows or the yards except for “for sale” or “for lease” signs. Political signs are allowed to be displayed 30 days prior to an election and must be removed within 5 days after the election.

**Neighborhood Rules and Regulations** – The Board has the authority to adopt and amend Bylaws, Rules and Regulations of the Neighborhood from time to time.

## HOMEOWNERS

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## **Ava's Waste Removal Recycling Schedule**

May 5, 2023

May 19, 2023

June 2, 2023

June 16, 2023

June 30, 2023

July 14, 2023

July 28, 2023

August 11, 2023

August 25, 2023

September 8, 2023

September 22, 2023

October 6, 2023

October 20, 2023

November 3, 2023

November 17, 2023

December 1, 2023

December 15, 2023

December 29, 2023

**IN CASE OF EMERGENCY  
DIAL 911**

**NON - EMERGENCY NUMBERS**

Ellettsville Police: (812) 876-2272  
Monroe County Sheriff: (812) 349-2780  
Ellettsville Fire Department: (812) 876-4819  
Indiana State Police Road Info: (800) 261-7623

**IMPORTANT PHONE NUMBERS**

Ellettsville Utilities: (812) 876-2297  
Duke Energy: (800) 521-2232  
Duke Trouble and Outage: (800) 343-3525  
CenterPoint Gas: (800) 227-1376  
Smithville Telephone: (812) 876-2211  
Comcast Cable: (800) 266-2278

Ellettsville Post Office: (812) 876-5435  
Ellettsville Library: (812) 876-1272  
Herald Times Newspaper: (812) 336-4200

Bloomington Hospital: (812) 353-5252  
Monroe Hospital: (812) 825-1111  
Social Security: (800) 772-1213

**Autumn Ridge Owner's Assoc. Management Co.**

Capital Realty Group, Inc.  
323 E. Winslow Road Ste. 100  
Bloomington, IN 47401  
(812) 331-9095  
cdamon@homefinder.org