

The Heights

The Heights is made up of 56 individual single family homes. The Association does not provide yard or snow removal maintenance for the Heights.

Below is the owner's responsibility:

- Mow the Lot in order to prevent unsightly growth of vegetation and weeds and exercise good husbandry with respect to all landscaping located thereon.
- Prevent the existence of any other condition that reasonably tends to detract from or diminish the aesthetic appearance of Tamarron
- Maintain the tree plot and landscaping between the sidewalk and street or curb.
- Remove snow from sidewalks when snow fall is two inches or more within 24 hours of when the snow stops falling
- Repair and replacement of sidewalks
- Drainage thru a lot is to be maintained by the owner

Each home is required to have a wall bracket light fixture adjacent to the main door and one post light adjacent to the driveway/sidewalk that the owner is responsible for maintaining.

The Vista

The Vista is made up of 64 single family homes. The Association provides the following services for the Vista:

- Mowing of the yards
- Fertilizing and weed control
- Trimming of the shrubs in the front of the home bi-annually
- Maintaining the Irrigation system in the front yards
- Raking in front of the homes (side yard and back yard is owner responsibility)
- Cleaning out leaves in front beds
- Mulching street trees annually
- Removing snow on sidewalks, walkways to front door and driveways

Each home is required to have a wall bracket light fixture adjacent to the main door and one post light adjacent to the driveway/sidewalk that the owner is responsible for maintaining.

Snow removal – the Association clears snow from the common area sidewalks, the front sidewalks and driveways in the Village and Vista when the snow accumulation is 2 inches or more. Heights owners are responsible to clear their street sidewalks when the snow accumulation is 2 inches or greater per City code.

The Village

The Village is made of 18 paired patio homes. The Association provides the following services for the Village:

- Mowing of the yards
- Fertilizing lawn
- Trimming of the shrubs around the units bi-annually
- Maintaining the Irrigation system in the front yards
- Raking leaves of all common area
- Clean out leaves in landscape beds
- Mulching Landscape bed annually
- Mulching street trees annually
- Removing snow on sidewalks, walkways to front door and driveways

Maintenance of common area and limited common areas include exterior maintenance for paint, repair, replacement and care of all exterior doors, roofs, gutters, downspouts, exterior building surfaces and other exterior improvements. Trees, shrubs, grass or walks originally installed by the developer. Any builder constructed screened-in porch or patio, exterior building surfaces meaning both the interior and exterior walls.

The owners in the Village are responsible for items from the exterior wall in, including all fixtures and equipment, utility lines, pipes, wires, conduits or systems, water lines, plumbing, electric and gas lines, appliances, doors, windows, lamps, accessories, glass surfaces, screens, window fixtures, and other hardware. All trees, shrubs or landscaping done by the owner are the owner's responsibility to maintain and/or replace.

Neighborhood Common Area

The neighborhood common area is maintained by the Association. This area includes the entrance, the entrance walls and lighting, circle planter, the walkway from the Heights to University School and ground designated as common area in between the east end of the Vista and Heights. All private streets and shared drives are considered common area. The mailboxes and posts throughout Tamarron are also maintained by the Association. The street trees throughout the neighborhood are to be maintained by the City of Bloomington. The Association mulches the tree plots annually.



Tamarron Homeowners Association Covenants state that all trash receptacles must be out of sight, which for most of us means inside your home or garage. Trash and recycling are collected every Wednesday morning in carts provided by the city of Bloomington; carts may not be placed outside until 6:00 pm on Tuesday. More information can be found at <https://bloomington.in.gov/sanitation>.

The Homeowners Association Board includes individual homeowners living in each of the three areas of the neighborhood, with representation based on the number of homes in each area.

The Heights – 4
The Vista – 4
The Village – 2



Meetings are held the third Tuesday of every month and open to all homeowners to attend. Meetings are currently held by Zoom and an email is sent to owners with the zoom link prior to the meeting. We hope to have in person meetings again in 2021.

The HOA Annual Meeting is held the fourth Tuesday in January. Financials are reviewed, the budget is approved, and the board is voted in for the next annual term.

Tamarron

Homeowners Association



Neighborhood Quick Guide

2021

The Tamarron Homeowners Association maintains various common areas throughout the neighborhood. This handbook outlines what is maintained by the Association and what is an owner's responsibility.

Information:

Capital Realty, Inc.
323 E. Winslow Rd., Ste 100
manager@tamarron.org
812-331-9095

Annual neighborhood events include:



Easter Egg Hunt

July 4th parade



Fall picnic and block party

The Association also sponsors a
Spring garage sale

