

Welcome to the Stone Hedge Manor Homeowners Association!

We are thrilled that you have chosen to join the Stone Hedge Manor HOA community. Our community is made up of twenty-one homes following the contour of the surrounding woods and hills creating an environment for those yearning to reside in relaxing peaceful harmony.

Following is some helpful information as you prepare to move into your new home.

### **Monthly Assessment**

Our HOA annual assessment is \$1200.00. The annual assessment covers expenses, such as, common grounds maintenance, utilities, trash removal, administrative expenses, etc. The annual assessment may be paid per \$100.00/monthly and is due on the 1<sup>st</sup> of day of the month. Assessment paid after the 15<sup>th</sup> day of the month incur a \$15.00 late fee. Payments are made online through our automated billing process – PayHOA Management. Our Treasurer will send an activation email to you providing directions on how to set up your account.

### **Liability Insurance**

This is a blanket insurance policy covering common grounds and service of SHMMC Directors. Insurance is billed each year, usually, in December or January. Current average cost is \$48.00 per homeowner.

### **Homeowners Insurance**

It is required that all homes are insured. Please submit proof of homeowners insurance within 30 days of your move-in date via...

- USPS Mail: 2936 W. Winterberry Ct., Bloomington, IN 47404
- Email: [shmmc@shmmchoa.org](mailto:shmmc@shmmchoa.org)

### **Leasing Property**

SHMMC Association Properties are defined as “single-family” dwellings. It is the desire of the Association to require that Properties be rented as such to maintain the ‘residential’ nature of the neighborhood to qualified tenants. You will be notified by the SHMMC Board to submit...

- A lease with a duration of no less than 12 consecutive months
- Rental Verification Form

Please refer to ---[SHMMC Rules & Regulations](#)

### **Exterior Maintenance**

It is the owner's responsibility to maintain all portions of the exterior home, includes but is not limited to, siding, roof, windows, screens, exterior doors and driveways.

### **Parking**

Parking is limited to two spaces in each garage; and some homes have driveways that allow for two more parking spaces. Please ensure that your vehicles are parked in your garage or driveway. Vehicles parked on the street or the turnaround cul-de-sac are towed at the owner's expense.

Please refer to --- [SHMMC Rules and Regulations](#) regarding parking to avoid towing.

### Utilities

For your convenience, utilities in our community include water, electricity, and gas services. Please contact the following providers to set up your accounts:

- Water: [The Town of Ellettsville Utilities](#)
- Electricity: [Duke Energy](#)
- Gas: [CenterPoint Energy](#)

### Trash Removal

Trash collection is every Tuesday, serviced by Ava's Waste Removal. Please place your containers at the curb the night before to ensure timely pickup. Additionally, recycling service can be set up and billed directly to the homeowner. Contact [Ava's Waste Removal](#).

### Additional Information for Stone Hedge Manor HOA

Please visit the Stone Hedge Manor website for additional information, such as...

- [SHMMC By-Laws](#)
- [Stone Hedge Manor Declaration of Covenants, Restrictions, Conditions and Assessments](#)
- [Rules & Regulations](#)
- [Operational Budget](#)

We are excited to have you as part of our community and look forward to meeting you at your convenience anytime or at the HOA annual meeting in November. If you have any questions or need assistance, do not hesitate to reach out to the SHMMC Board at [shmmc@shmmchoa.org](mailto:shmmc@shmmchoa.org).

Welcome once again to Stone Hedge Manor!

Sincerely,  
SHMMC Board