

Indian Rock Estates HOA - Homeowner Newsletter

Date: April-2025

Subject: Keeping Your Home Violation-Free: Essential Maintenance Tips

Dear Homeowners,

Maintaining the beauty and integrity of our community is a shared responsibility. We all benefit from well-kept homes and properties, which contribute to higher property values and a more enjoyable living environment. To help you avoid potential HOA violations and ensure your home remains in top condition, we've compiled a list of essential maintenance reminders.

Exterior Maintenance:

- **Landscaping:**
 - Overgrown vegetation can lead to violations and attract pests.
 - Keep flower-beds weed-free and mulch refreshed.
 - Remove dead or diseased plants promptly.

- **Exterior Paint & Siding:**
 - Inspect your home's exterior for peeling, chipping, or faded paint. Touch up as needed.
 - Clean siding to remove dirt, mildew, and algae.
 - Replace damaged siding or trim promptly. Communicate/update the HOA and Management company regarding damage to structure and your plan/timeline for repair.

- **Roof & Gutters:**
 - Inspect your roof for damaged shingles, leaks, or debris.
 - Clean gutters regularly to prevent clogs and water damage.
 - Ensure downspouts are properly directed away from the foundation.

- **Driveways & Walkways:**
 - Keep driveways/carports and walkways clean and free of clutter. Carports are not to be used for storage areas.
 - Remove oil stains and other spills promptly.
 - Ensure walkways are level and safe.

- **Fences & Structures:**
 - Ensure sheds, decks, and other structures are in good condition and comply with HOA guidelines.
 - Inspect any exterior lights, and ensure they are working properly.

- **Trash & Recycling:**

- Place trash and recycling containers out only on designated collection days and return them promptly.
- Ensure containers are stored out of sight from the street when not in use.

General Home Maintenance:

- **HVAC System:**
 - Schedule regular maintenance for your HVAC system to ensure efficient operation.
 - Replace air filters regularly.
- **Windows & Doors:**
 - Clean windows regularly.
 - Ensure doors and windows are properly sealed to prevent drafts.
 - Replace any broken window panes/blinds, no tin-foil/blankets/sheets in windows.

Violation Prevention:

- Review your HOA's governing documents for specific maintenance requirements and restrictions.
- Address minor maintenance issues promptly to prevent them from becoming major problems.
- If you plan to make any exterior changes to your property, submit an application to the Architectural Control Committee for approval.
- If you are going to be out of town for an extended period of time, arrange for someone to maintain your lawn and property.

Communication is Key:

If you have any questions or concerns regarding maintenance or HOA guidelines, please do not hesitate to contact the HOA board or management company. We are here to help you maintain a beautiful and harmonious community.

Contact Information:

- Ameri-tech Community Management - 727-726-8000
- Indian Rocks Mobile home estates office - 727-593-7796

Thank you for your cooperation in keeping our community a desirable place to live.

Sincerely,

The Indian Rocks Estates, Board of Directors