

Village of Hartwick Operating Procedures
General Information

Version 3.1

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Section I - General

The homeowners of Hartwick Village pay Hartwick Village Homeowners Association monthly dues (Effective Jan 1, 2024 \$255/month) and Springhurst Community Association annual dues (for 2024 \$940/annually).

Section II - Purpose

This document provides an overview and summary of what services are included in the dues. This list is not intended to be all inclusive. Many of these are subject to change by the Board of Directors or vote of homeowners and are not a guarantee of future services.

Section III - Services Provided with Dues

Services currently provided by Village of Hartwick Residents Association dues:

1. Basic & Tier II cable TV (Spectrum 833-697-7328), Internet @200MPS, modem & WiFi, 2 standard set top boxes. HBO/Showtime and additional tiers are the homeowner's responsibly.
2. Outside pest control and termite inspection and treatment.
3. Fall gutter cleaning of front and courtyard gutters only.
4. Exterior painting (currently reserved on 7 year lifespan)
5. Resealing of driveway every 6 years.
6. Roof replacement (currently reserved on a 25 year lifespan).
7. Mowing of all grass outside of courtyard and gated areas.
8. Maintenance and replacements of landscaping in common areas.
9. Fall leaf removal up to twice during Fall season.
10. Trimming or pruning of flowering trees in front of unit (as needed and determined by the board).
11. Snow removal on street *when snow exceeds 4inches*.

Services currently provided by Springhurst Community Association dues:

1. Weekly trash pickup (Wednesdays). Recycling options are individually contracted with current provider – Republic).
2. Mowing and maintenance of Springhurst Village right of ways including Springhurst Blvd and Hurstbourne Parkway.
3. Maintenance of entry to Hartwick Village and trimming of shrubs and trees to the top of the berm along Springhurst Blvd.
4. Neighborhood street lights
5. Maintenance of wooden fence around outer edge of Hartwick Village.

Section IV – Homeowner Responsibilities

Homeowners are responsible for the following:

1. Having property and causality insurance on their unit with Hartwick Village named as an additional insured.
2. Maintenance of all shrubs, flowers and trees on your property. This includes inside gated area, peninsula in front and area extending from back of unit to the fence or to the rear property line.
3. Removal and replacement of any tree(s) on your property that are dead or dying.
4. All exterior damage to unit (storm or otherwise).
5. Keeping exterior security lights on during evening hours and replacing any bulbs as needed (2 on the garage and one by the front door in the courtyard). These are controlled by a switch inside your front door entrance and exterior dusk to dawn sensor.
6. Keeping garage door shut for security and appearance standards.
7. Overall appearance and upkeep of your property.
8. Snow removal on your driveway and walkway.
9. Water bill (every 2 months) & LG&E.
10. Request advance approval for any landscaping or building modifications.

These services are subject to change by the Board of Directors of either association, the homeowners vote at annual or special meetings and covenants of the official by-laws and Community Covenants & Restrictions. These documents are available on-line at:

<https://springhurstvillages.com/wp-content/uploads/2019/03/Village-of-Hartwick-Ph6-Amendments-DCCR-Other.pdf>