



CITY OF FISHERS HOMEOWNERS ASSOCIATION GUIDE

In summer 2023, Fishers was named one of the top ten Best Places to Live in America by Livability. What started as a small farming community, then a sleepy '90s suburb, has transformed into a vibrant city featuring world-class destinations, award-winning schools, a diverse and robust parks system, and even a state-designated cultural district.

At the core of Fishers are our neighborhoods, micro-communities within our city where our residents live, play, and connect with one another. As HOA leaders, you foster this sense of community and we value the role you have in ensuring a high quality of life in Fishers. We hope the resources below can assist you in keeping your residents informed and connected to the city they call home.



CONTACT US

(317) 595.3111 | www.fishersin.gov

 *Fishers Indiana Government*

 *@FishersIN*

 *@FishersIN*

 *City of Fishers*

CITY CONTACTS

FISHERS CITY SERVICES

3 Municipal Drive, Fishers 46038

M-F, 8:30 AM - 4:30 PM excludes holidays

(317) 595.3111 | fishersin.gov/CityServices

City business including billing, city court, and permits.

Free garage parking is available around the Municipal Complex.

FISHERS HEALTH DEPARTMENT

2 Municipal Drive, Fishers 46038

M-F, 8:30 AM - 4:30 PM excludes holidays

(317) 567.5045 | healthdept@fishers.in.us

fishersin.gov/HealthDepartment

FISHERS PARKS

8100 East 106th Street, Fishers 46038

M-F, 8:30 AM - 4:30 PM excludes holidays

(317) 595.3150 | playfishers.com

FISHERS POLICE DEPARTMENT

CHIEF ED GEBHART

4 Municipal Drive, Fishers 46038

Non-Emergency: (317) 595.3300

FISHERS FIRE & EMERGENCY

CHIEF STEVE ORUSA

2 Municipal Drive, Fishers 46038

Non-Emergency: (317) 595.3200 or (317) 846.2525

FISHERS CITY COURT

3 Municipal Drive, Fishers 46038

(317) 595.3130

FISHERS CITY CLERK

(317) 595.3145

PLANNING & ZONING & CODE ENFORCEMENT

(317) 595.3155

Planning@fishers.in.us

PERMITTING & INSPECTIONS

(317) 595.3120

UTILITY CONTACTS

GARBAGE & RECYCLING SERVICES

Service provider determined by your HOA or directly with property owners.

Republic Services | 877.692.9729 | republicservices.com

Waste Management | 866.909.4458 | wm.com

ELECTRIC

Duke Energy | 866.236.3749 | duke-energy.com

Ninestar Connect | (317) 326.3131 | ninestarconnect.com

WATER

American Water | 800.272.1325 | amwater.com

Citizens Energy Group | (317) 924.3311 | citizensenergygroup.com

SEWER & STORMWATER

Fishers Utilities | 317-595-3140 | fishersin.gov/utilities

GAS

CenterPoint Energy | 800.227.1376 | centerpointenergy.com
(formerly Vectren)

UPDATING HOA CONTACT INFORMATION & CITY HOA NEWSLETTER

To ensure that we can keep you up to date with City happenings and best serve your community, we ask that you keep your HOA information updated via the City's Homeowner's Associate Contact online form. Please be sure to update this form after every HOA election Cycle. The City uses this contact list for our monthly HOA newsletter and other important information that might impact your neighborhood, including road resurfacing, road closures, and more. You can update the form by [clicking here](#).

HOA OPERATIONS

The [Indiana Homeowners Association Act](#) regulates the creation, powers, operation, and management of homeowners associations in Indiana. The [Indiana Condominium Act](#) regulates the creation, powers, operation, and management of condominiums in Indiana. Here we provide an overview of typically HOA operations for those who may be new or unfamiliar with these groups.

- **GOVERNING DOCUMENTS** include the articles of incorporation and bylaws, and any applicable covenants filed with the office of the county recorder of the applicable county recorder, whether contained in a declaration of covenants, contained in conditions and restrictions (or similarly titled document), or contained within a plat.
- **BYLAWS** govern how the HOA will operate.
- **COVENANTS** govern the requirements and limitations of what you can do on your property.
- **QUORUM** is the minimum number of members that must be present for a meeting to take place.

HOA MAINTENANCE

PONDS AND STORMWATER

HOA managers and board members should be aware of how to address pond maintenance in their neighborhood common areas. Maintenance types associated with ponds come in the form of bank and shoreline erosion control, algae treatment and control, aquatic vegetation treatment and removal, dredging and muck management, trash and debris removal, and tree and other woody vegetation management. Ponds are often designed for both flood control and water quality treatment of stormwater.

To learn more about maintenance of the stormwater landscape in your neighborhood including ponds and other possible controls take the White River Alliance 'Your Stormwater Landscape' training online [here](#). This training/certification program was designed for HOA board members and managers as a comprehensive platform to learn about how to maintain the variety of stormwater controls that commonly exist in communities across central Indiana.

COMMON AREAS AND NEIGHBORHOOD LANDSCAPING

Haven HOA Case Study

Taking care of common areas is one of the best ways to foster a sense of pride in your neighborhood. The HOA of The Haven, located on the northwest corner of 96th Street and Cumberland Road, has made efforts over the past several years to invest in one of its common areas by removing invasive species and creating a native habitat. The Haven HOA owns roughly 50 acres of nature preserve that include a floodplain, conservation areas, and mitigation areas. Within this property, there are diverse microenvironments of old-growth forest, wetland, creek corridor, prairie lands, water retention/flood mitigation pond, and new-growth woodland. The preserve is managed by a committee of neighbor volunteers.

In 2019/2020, the area transitioned from a third-party managed horse pasture to an HOA-managed nature preserve. To respond to the growth of the invasive plants—including Canada Thistle, Honeysuckle, Bradford Pear, and Cattails—neighbors created a committee, known as the Valley Committee, to enhance the quality of The Haven's natural areas. The committee's vision and mission are as follows: >>>

HOA MAINTENANCE CONT.

Vision: “To enhance the quality of life for all Haven homeowners through stewardship of the natural wild areas of the Haven.”

Mission: “The Valley Committee will propose and implement conservation and preservation best practices to promote the responsible and safe use of the Haven Valley areas, support the Valley's indigenous flora and fauna, and add value to our community and its residents through active engagement with the Haven homeowners and collaboration with key partners.”

The Valley Committee took a number of steps to transform the common area into a nature preserve. The first step, after forming the committee, was to explore the property. According to committee member Yok Potts, “You need to know what you have, to know what to do with it.” The next step was for the committee to learn best practices. They learned that it is important to mitigate invasive species prior to investing in native plants.

Next, the committee engaged the HOA and homeowners to gauge levels of interest and expectations in order to guide the effort. The committee collaborated with the Hamilton County Soil & Water Conservation District (HSWCD) to assess the area and develop a plan. Ms. Potts shared that HSWCD was the committee's most helpful resource, due to its expertise and generosity with both time and engagement assistance. In order to build neighborhood support, the committee educated other residents on the benefits of the nature preserve, including mental and physical health and increased home value. The committee's volunteer efforts have kept the cost impacts of the nature preserve low. The committee is still in the process of managing the invasive species present in the nature preserve and is looking for additional solutions to combat invasives.

Thanks to Yok Potts for her assistance with this case study.

HOA MAINTENANCE CONT.

URBAN FORESTRY & PLANTING GUIDE

Not all plants are suitable for planting in yards or neighborhood landscaping. Many commonly sold plants are actually invasive and can wreak havoc on Fishers' natural areas. The [Planting Guide \(PDF\)](#) lists species that are approved for planting to give homeowners, landscape architects, and designers information about what plants are and aren't acceptable to plant within the city.

[Stormwater Planting Guide](#)

Plants can offer a natural solution to drainage issues on residential properties and HOA common areas. Rain gardens, bioswales, and other design features offer many benefits to slow down and absorb stormwater, naturally treat pollutants, as well as offer beautiful native planting designs. Learn more about [Stormwater Planting Recommended Species \(PDF\)](#).

SIDEWALKS AND STREET TREES

Street tree planting regulations provide the opportunity for Fishers homeowners to purchase and plant trees at their residence in the public right-of-way along city streets and to do so in accordance with the Fishers Street Tree Regulations.

A permit is required when anyone would like to plant a tree between the sidewalk and street. This planting strip is a public right-of-way.

The City of Fishers will not require the replacement of dead or broken trees within the planting strip of the public right of way.

No species other than those identified on the Tree Board's list of approved trees may be planted as street trees without a permit from the Tree Board or its designee.

The Planting Guide + Urban Forestry Program list of approved trees and species can be found [here](#).

Street Tree Permit can be found [here](#).

HOA MAINTENANCE CONT.

ROADS

Snow Plowing

Fishers DPW prioritizes main corridors, schools, and neighborhoods throughout the community. Additional information about plowing can be found on the Snow Removal Policy.

You may request snow removal for a certain municipal street or report a street maintenance concern through [Report It!](#) For questions, contact the [Public Works Department](#) at 317-595-3160.

UTILITIES

Check your utility bill to determine your provider or contact the utility suppliers to determine service area boundaries. Contact information for the applicable utility companies can be found [here](#).

STREETLIGHTS

All lighting fixtures and poles within a single development shall be consistent in style, color, size, height, and design and shall be compatible with the architectural character of the development. Service connections for all freestanding lighting fixtures must be installed underground. Please work with the public utility responsible for providing electrical service on the replacement of streetlights owned and maintained by the HOA.

TRASH & RECYCLING

City Recycling Day is offered in the spring and fall for residents to drop off electronics, metals, and power tools; paper and cardboard; as well as household hazardous waste products such as automotive fluids, paints, and chemicals. Please visit [here](#) for details and a more complete list of accepted items.

SIGNAGE

A standard 2 ft. x 3 ft. yard sign is permitted to be placed on private property as long as property owner consent is obtained. Yard signs within the City's right-of-way is not permitted. If you have a question on whether a certain area is private property or City right-of-way, please contact the Planning & Zoning Department at 317-595-3155.

HOME IMPROVEMENTS & PERMITTING

BUILDING PERMIT REQUIREMENTS

A permit is a way of providing reasonable controls for the design, construction, use, occupancy, and maintenance of buildings, their facilities, and various components. The permit document shows that a building project is being constructed under processes for ensuring code compliance and public safety.

All building permits are applied for and processed online. [Please visit here.](#)

Who should obtain the permit, the homeowner or contractor?

When a contractor is hired, they must obtain the permit because they are doing the work and will be responsible for making sure the work meets the city's code requirements. They are required to be registered contractors with the city. Always ask to see the permit before work is started.

While your project may be approved by the city you should check your HOA covenants and requirements before applying for a permit. Deed restrictions and HOA requirements may supersede city requirements. The city does not enforce HOA deed restrictions and/or covenants.

PLOT PLANS

Plot plans or a survey of your property was likely provided to you when you purchased your home. The City of Fishers has some residential plot plans for various subdivisions digitally on file. Go to www.fishersin.gov/plotplan to search for your property.

What do these letters mean?

Acronyms or abbreviations are commonly used on Plot / Site Plans. Here are commonly used ones and what they mean.

B.L. - Building Line

C.A.E. - Conservation Area Easement

CR. ACC. E. - Cross Access Easement

D.E. - Drainage Easement

D.E. & S.S.E. - Drainage Easement & Sanitary Sewer Easement

D.U. & S.E. - Drainage, Utility and Sanitary Easement

F.M. - Force Main

L.M.E. - Landscape Maintenance Easement

R/W - Right of Way W - Water Line

HOME IMPROVEMENTS & PERMITTING CONT.

ZONING REQUIREMENTS

Property Use & Short-Term Rentals

Indiana State Law provides that a short-term rental (Airbnb, Vrbo, etc.) of an owner's primary residence is a permitted residential use under any applicable ordinance and may not be disallowed. You may report other violations such as noise, parking, etc. through [Fishers Connect](#).

Fences

Fences are allowed to be installed along the property line(s), however, if the fence is encroaching into an easement it will need to be approved by those who have a stake in the easement. Contact information for the applicable utility companies can be found [here](#).

There shall be no trees or shrubs planted, nor any structures or fences erected, in any drainage easement, unless otherwise accepted by the Director of Public Works by a [Drainage Easement Permit](#).

Fences may be subject to other restrictions (height, materials, etc.). In addition to your neighborhood's HOA approval, please contact the [Planning & Zoning Department](#) at 317-595-3155 for further information.

DRAINAGE EASEMENT PERMIT

Any construction or development within a drainage or sanitary sewer easement such as but not limited to fences, small movable sheds, non-attached decks, patios, pool patios, or landscaping requires a permit from the Department of Public Works. Please click here to apply for a Drainage Easement Permit.

OTHER UTILITY EASEMENTS

Improvements within easements will require the approval of the appropriate utility companies.

Protect unintentional damage to buried utilities by calling [811 Call Before You Dig!](#)

CODE ENFORCEMENT

This department of the City of Fishers enforces the ordinances by acting on received complaints, researching the issues, and communicating with the involved parties thereby bringing closure to concerns or violations addressed. Zoning Code Enforcement personnel either self-observe or receive complaints from the public.

Upon observing a violation, the officer documents by visual observation, written report, and photographic evidence. The property owner is notified of the violation with either a knock on the door or a friendly letter advising the property owner of the violation and educating them on the ordinance in which a violation has been identified. The property owner is advised:

- The nature of the violation
- How to correct the violation
- Time frame to correct the violation
- The enforcement avenue which will be taken if the violation is not corrected

Anyone concerned about a possible infraction may complete the [Report a Property Code Violation form](#).

GRANT OPPORTUNITIES

NEIGHBORHOOD VIBRANCY GRANT

The purpose of this grant is to provide funding for creative and innovative ideas that make our community a more beautiful place to live, and that will impact the lives of the community at large in a smart, vibrant, and entrepreneurial manner.

Priority will be given to projects that focus on Environmental/Agricultural, Recreation, Public Spaces, Historical, and/or Neighborhood but any ideas are encouraged to apply!

For more information click on this [link](#).

STORMWATER GRANT

The Fishers Stormwater Utility offers the Stormwater Grant to provide up to 50% matching grant dollars for HOA and private resident rain gardens; common area native prairies/plantings; drainage solutions such as sump pump re-routing, tile installs, and yard grading; floodplain management solutions such as home elevating and crawl space flood vents; erosion control; stream restorations; pond dredging/muck management/native buffers/aeration installs; and more. Please visit this [link](#) for more information and to apply.

ART GRANT

The purpose of this grant is to foster creative partnerships within the Fishers arts community by providing funds for a wide variety of arts and cultural-related activities within the City. Projects can be exhibits, events, programs, displays, or other artistic or cultural expressions and should relate to two or more of the Commission's core values: Inclusive, Authentic, Engaging, Collaborative, Innovative, and Educational.

For more information click on this [link](#).

BEST PRACTICES

LAWN WATERING

Lawn watering is one of the top uses of clean drinking water. To keep water bills low and maintain healthy lawns, there are several best practices residents can use when watering their lawns. Watering approximately twice per week is much more effective than watering daily. Watering lightly every day encourages crabgrass growth and can weaken the roots of your yard, whereas watering thoroughly every three to four days promotes deep growth and lawn health.

The best time of day to water is very early in the morning, between 4 am and 8 am. Later in the morning, between 8 am and 10 am, is the second-best time to water your lawn. Watering midday leads to evaporation, preventing water from actually wetting the soil. Watering too late in the evening can put your lawn at risk of diseases resulting from staying damp overnight.

Remember that a brown lawn is not necessarily an unhealthy lawn. During droughts, lawns go dormant (turn brown) to protect themselves. They will become green again when the rain returns. Overwatering a dormant lawn can cause more long-term damage than leaving the lawn alone.

For more information, see [Purdue University](#) and the [Environmental Protection Agency](#).

RECYCLING

Free Rain Barrel Program

The City of Fishers Stormwater Utility offers free rain barrels to residents who make a water quality or conservation-related pledge through the White River Alliance Clear Choices Clean Water Program.

Did you know:

- Rain barrels are good for water conservation.
- Can be used to water outdoor plants and for car washing.
- Rainwater is better for outdoor plants than tap water.
- According to the US EPA, irrigation accounts for 40% of water usage in summer months.

Please visit the link [here](#) and follow the instructions to apply for a free rain barrel.

BEST PRACTICES CONT.

FREE COMPOST TUMBLER PROGRAM

Similarly, the City of Fishers Stormwater Utility offers a free compost tumbler to those residents who make a water quality or conservation-related pledge through the White River Alliance Clear Choices Clean Water Program.

Did you know the benefits of composting:

- Improves soil structure and health by adding organic matter
- Helps retain soil moisture and nutrients
- Attracts beneficial organisms to the soil and reduces the need for pesticides and fertilizers
- Reduces the potential for soil erosion
- Sequesters carbon in the soil
- Builds resiliency to the impacts of climate change

Please visit the link [here](#) and follow the instructions to apply for a free compost tumbler program.

PARKS COMPOSTING PROGRAM

If you are not interested in composting at your home, Fishers Parks offers a FREE composting program to Fishers Residents! One, 3-gallon composting bin with 10 compostable liners, will be provided per Fishers household at pick-up locations, while supplies last. Residents will only be permitted to drop off 3 gallons of compost during scheduled drop-off times. Dropping off compost will take place at the [AgriPark](#) (Drop off schedule is below). NO additional volume of compost will be allowed at this time. Learn more [here](#).

VOLUNTEERING

The City of Fishers offers many ways for residents and organizations to get involved in causes that are important to you, whether it's volunteering at a community event or with a local nonprofit organization. Visit [ThisIsFishers.com/Volunteer](https://thisisfishers.com/Volunteer) to find ways to give back.

FISHERS CONNECT

The Fishers Connect system helps residents reach the City of Fishers online or via their smartphone to request services or get help fixing issues, including potholes, high weeds and grass, and more. Learn more at fishersin.gov/fishersconnect and download the Fishers Connect app for free on Google Play and the App Store.