



DAMAR
VILLAGE

The Neighborhood Handbook

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Disclaimer: This handbook is provided for informational purposes only and does not constitute a portion of your rental agreement (lease). The most up-to-date version can be found online.

Welcome!

Welcome to your new home! We're so glad to have you in the neighborhood. Our hope is that this is a place where you feel safe and supported, find deep friendships and make lasting memories. We are committed to providing supportive and responsive resources while encouraging community engagement to enrich the lives of everyone who calls Damar Village home.

We put together this handbook as a quick reference for all things you need to know in your new community. It will cover the essential information you need to get settled, answer the most common questions, and even provide some of our favorite local spots. If you have any questions after looking through the content, you are welcome to call Katie McCoy at 317.856.5201, and we would be happy to answer your questions.

Sincerely,

The Damar Village Team



Apartment Information

Make all checks payable to Damar Village, LLC

Phone: 317.856.5201

Email: village@damar.org

Website: www.damarvillage.org

Your New Address: _____

EMERGENCY NUMBERS:

Emergency maintenance,
locked out, or after
business hours: 317.281.8287

Police / Fire / Medical: 911

Utilities



CABLE:

Units come cable-ready through Comcast. Contact Comcast directly to establish service.

Contact:

1-800-XFINITY or www.xfinity.com/support



INTERNET:

Free Wi-Fi internet is already established and included in the cost of rent.



TRASH:

Free trash service is available to all residents. Garbage will be picked up from the units on Mondays and Thursdays.



ELECTRIC & GAS:

Electric and gas are provided by AES Indiana and are the responsibility of the tenants to pay.

Contact:

888-261-8222 or 317-261-8222

8:00 am-5:00 pm, Monday-Friday. Closed weekends.



WATER:

Water and sewer service is provided by Citizens and is the responsibility of the tenants to pay.

Contact:

Emergency or Leak: (317) 924-3311

Customer Service: (317) 924-3311

7:00 AM-7:00 PM, Monday-Friday

9:00 am-1:00 pm, Saturday

General Community Guidelines

RENTAL AGREEMENT: The duration of your rental agreement is specified in the lease. Early termination or extension must be discussed with Property Management.

PETS: No pets are allowed; however, service animals are welcome. If you have a service animal, they must be registered.

KEYS: As stated in your lease, you are responsible for the safekeeping of your keys. Upon move-in, you will receive two keys. For the replacement of lost keys, you must submit a maintenance request. A \$25 fee will be charged for the replacement of unit keys.

VEHICLE PARKING: Street parking is not allowed at any time. Parking is available in the adjacent Damar Services lot. Please park at your own risk.

GUESTS: Overnight guests are welcome. Any guest(s) staying longer than 14 days will require approval.

NOISE: The Damar Village follows the Marion County noise ordinance. As such, quiet hours will be from 10 pm to 7 am daily. Should you have a noise complaint, please email village@damar.org.

WEAPONS: No weapons or firearms on the premises.

GRILLS: Grills are not allowed on patios. There are grills placed throughout the community for outdoor cooking. These grills are free for residents to use.

MAIL & PACKAGES: Mail is delivered to the community mailboxes. Packages too large to fit in the mailbox can be collected at the Village Center office.

MAINTENANCE CHECKS: Quarterly maintenance checks will be required. Residents will be notified via email prior to their maintenance review.

ROOMMATE DISPUTES: While we hope all living situations are positive, we understand roommate disputes can sometimes occur. Damar will make every effort to support roommate mediation; however, alternate living arrangements may not be possible due to limited availability and waitlists already in place at the Damar Village.

APARTMENT ALTERATIONS: Question about altering your Damar Village home? Contact Donnie McCoy at 317.856.5201.

NOTICE TO VACATE: If you plan to vacate at the end of your lease term, you must submit a notice to vacate at least 30 days prior to your lease expiration date to receive your deposit refund. You must schedule a move-out inspection with the office.



Paying Rent

WHEN IS RENT DUE?

Rent is due on the 1st day of each month. If rent has not been paid after 15 days, a late fee of \$50 will be charged to the resident.

HOW DO I PAY RENT?

Residents can pay rent online in the Resident Portal at www.damarvillage.org. You will need to establish an online account prior to payment. We also accept cash, check, money orders, or cashier's check. Payment can be dropped off in person at Damar Services main desk during business hours (7 am to 7 pm) or sent by mail to:

Damar Services
Attn: Mitziana Calhoun
6067 Decatur Blvd.
Indianapolis, IN 46241

IMPORTANT NOTES:

When paying rent, your name and apartment number should be on the check or money order to ensure you are credited properly.



Village Center Reservation

The Village Center is available to Damar Village residents and the larger Damar community. To reserve the Village Center, please review the online calendar and then fill out your reservation form. We will be in touch to confirm your reservation.

ABOUT THE VILLAGE CENTER:

The Village Center will hold up to 75 people for most events. Amenities of the Village Center include access to our warming kitchen, tables, chairs, AV materials, and more.

VILLAGE CENTER RULES:

- You must be at least 18 years old to reserve the Village Center.
- Food may be brought in but must be supplied by the user.
- No illegal substance will be allowed at any time. Alcohol is not allowed.
- No smoking is allowed in or around Village Center. Smoking is allowed in personal vehicles only.
- After your event, please clean up the kitchen, tear down tables & chairs, clean/disinfect common spaces and put your trash in the dumpster in the cleaning closet. Excess damage or trash left behind could result in a fine of at least \$100.
- Village Center facilities must be vacated by 10 pm.

These rules are not all-encompassing. An additional acknowledgment form must be signed for scheduled events.



Explore the Area

TRANSPORTATION

The Damar Village is steps away from an IndyGo bus stop. Please visit their website at www.indygo.com to see the updated bus route information.

RESTAURANTS

Breakfast

Denny's – 2.6 mi

Casual Diner including American diner-style food and all-day breakfast

Rene's Restaurant – 5.6 mi

Locally owned, European-style bread and pastries

Lunch

El Rodeo #20 - 0.7 mi

Mexican-style cuisine including a variety of tacos, burritos, enchiladas, and so much more

Side Wok Café -0.9 mi

Chinese cuisine known for its modern twist on classic dishes

Burger Theory – 0.9 mi

Located in Holiday Inn Indianapolis Airport, Burger Theory offers a variety of burgers as well as vegetarian options

Dinner

Applebee's Grill + Bar – 2.6 mi

Delicious comfort food with options for everyone

Red Robin – 5.3 mi

Casual dining specializing in burgers with a variety of options, including salads, pizza, and sandwiches

Cracker Barrel Old Country Store – 5.5 mi

Southern country-themed restaurant serving food ranging from all-day pancakes to hand-battered to 10 oz. rib-eye steak

Delivery

Papa John's Pizza – 1.3 mi

Delivery or carryout pizza for any occasion

Pizza Hut – 2.5 mi

Delivery or sit-down restaurant that provides pizza, pasta, salads, and desserts

SHOPPING

The Shops at Perry Crossing – 4.0 mi

Looking for a way to spend your shopping trip outdoors? The Shops at Perry Crossing is an outdoor mall with services including a movie theater, shopping stores, and casual dining.

Greenwood Park Mall – 10 mi

Provides a diverse variety of retail with over 150 stores for any shopping occasion! From retail stores such as Macy's to arcades such as Dave & Busters, to fast food such as Chick-Fil-A, Greenwood Park Mall invites all audiences.

GROCERY

Walmart Neighborhood Market – 3.0 mi

Walmart Neighborhood Market is a smaller version of Walmart Supercenter. It offers fresh produce, meat and dairy products, bakery and deli items, household supplies, health and beauty aids and a pharmacy.

Walmart Supercenter – 2.5 mi

Merchandise and services at everyday low prices. This location also offers auto care, pharmacy services, vision services, pickup services, and a photo center.

Meijer - 3 mi

A combination of grocery and general merchandise items with services including home delivery, pickup, pharmacy, and more

SCHOOL SYSTEMS

MSD of Decatur Township – 2.2 mi

Of Decatur Township's 9 schools, all schools prepare students to be tomorrow ready! Transportation to Decatur Township school is provided depending on each school location. Decatur Township also provides free, individualized education for students ages 3-22 with disabilities. For enrollment information, visit <https://www.decaturlproud.org/schoolcounseling/dms-enrollment>

Indianapolis Public Schools – 15 mi

The Indianapolis Public Schools District contains 27 choice offerings, making it the largest public school district in Indiana. Transportation is provided depending on each school location. Additionally, children who are identified as having a disability are eligible to receive special education at no cost. Enrollment information can be found online at <https://myips.org/enrollment-options/enrolling-in-ips/>

GYMS

Anytime Fitness – 3.1 mi

Anytime Fitness is a 24-hour fitness facility providing various training options such as team workouts, fitness consultations, personal training. Anytime Fitness also provides equipment to satisfy any cardio, strength, or functional training needs.

Planet Fitness – 4.4 mi

Planet Fitness offers a collection of high-quality cardio and strength equipment during all 24-hours of the day. Planet Fitness also offers customized exercise plans via certified trainers.

ENTERTAINMENT

Showtime Cinema – 6.9 mi

Showtime Cinema is an independently owned and operated, 8-screen, first-run movie theatre,

Carson Park – 3.2 mi

During the warmer months, Carson Park is a great way to spend some time outdoors! This park is a local, family-friendly environment with locations for picnics, walking trails, play structures, and ball diamonds and courts.

AMC Perry Crossing 18 Movie Theater – 5.4 mi

Located in the Shops at Perry Crossing Mall, AMC shows a variety of new movies!

Indianapolis Zoo – 13 mi

Travel through deserts, oceans, forests, and plains at the Indianapolis Zoo! The Indianapolis Zoo houses more than 3,800 animals and 320 species and subspecies for everyone to enjoy.

LIBRARIES

Indianapolis Public Library - Decatur Branch – 1.6 mi & Wayne Branch – 5.2 mi

Find your next read, learning adventure, or new favorite movie at The Indianapolis Public Library! These locations include activities spaces, study rooms, and quiet reading areas.

Plainfield-Guliford Township Library – 4.8 mi

Don't miss the opportunity to find a great book, learn a new board game, or browse the art gallery. Plainfield Guliford offers a variety of services for all age groups!

Mooresville Public Library – 5.9 mi

Looking for new audiobooks, book clubs, graphic novels, and more? Mooresville Public Library has got you covered!

HOUSES OF WORSHIP

Camby Community Church – 1.5 mi

8604 Camby Rd, Camby, IN 46113

Masjid As-Sahaba – 7.1 mi

711 S High School Rd, Indianapolis, IN 46241

Sha'arey Yeshua Congregation – 24.3 mi

2415 E 72nd St, Indianapolis, IN 46240

St. Anne Catholic Church – 2.7 mi

6350 S Mooresville Rd, Indianapolis, IN 46221

St Mark's Episcopal Church – 6.6 mi

710 E Buchanan St, Plainfield, IN 46168

Valley Mills Christian Church – 1.7 mi

5555 Kentucky Ave, Indianapolis, IN 46221