



TOWN OF OSGOOD, INDIANA

PROPERTY MAINTENANCE & NEIGHBORHOOD STANDARDS HANDBOOK

(RESIDENT GUIDE)

Welcome! This handbook explains the most common property upkeep rules in the Town of Osgood. These standards help keep neighborhoods clean, safe, and healthy for everyone.

This guide is written in plain language for residents. It is a summary of Town ordinances. For exact legal wording, refer to the official Town Code.

1) QUICK RULES FOR EVERY PROPERTY OWNER

- Keep your property:
 - Mowed and trimmed
 - Free of junk and trash
 - Free of standing water
 - Safe and secure (especially vacant buildings)
 - Smoke-safe and fire-safe (no illegal burning)
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2) GRASS, WEEDS, AND OVERGROWN LOTS

What residents need to do

- Keep grass and weeds cut down.
- Maintain yards, fence lines, alleys, and edges of lots.
- Don't allow tall weeds or heavy overgrowth.

Why this matters

Overgrown lots attract pests, create hiding places, and make neighborhoods look run down.

If a property is not maintained

- The Town may issue a notice to the owner to clean it up.
- If it's not corrected, the Town may mow/clean the property and bill the cost back to the owner.

3) JUNK, OUTDOOR STORAGE, AND “STUFF PILED UP”

What's not allowed

Outdoor piles of junk or unsheltered storage such as:

- Broken appliances (washers, dryers, refrigerators, etc.)
- Scrap metal and debris
- Junk vehicles or parts
- Old furniture, mattresses, or trash piles
- Building debris or materials left out long-term

What IS okay

- Normal outdoor items that are stored neatly and used regularly (example: grills, lawn furniture, kids toys, firewood stacked neatly)

If junk is left outside

The Town may require it to be removed and may take legal steps if it continues.

4) TRASH, LITTER, AND ILLEGAL DUMPING

Rules for residents

- Do not dump trash in alleys, streets, sidewalks, or public property.
- Do not dump trash on private property without permission.
- Keep your property picked up and free of litter.

Helpful reminders

- Bag trash properly.
- Use covered containers when possible.

- Don't place loose trash where animals can spread it.
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5) STANDING WATER AND MOSQUITO PREVENTION

What residents need to do

Do not allow water to sit and stagnate on your property.

Common problem areas

- Old tires
- Buckets and toys
- Low spots in yards
- Open containers
- Pools not maintained
- Tarps holding water

Why this matters

Standing water becomes mosquito breeding areas and can create a health nuisance.

6) SAFE BUILDINGS AND VACANT PROPERTIES

Basic expectations

Buildings should be:

- Structurally safe
- Weather-tight
- Secure from entry
- Free of dangerous debris

Vacant or abandoned structures

If a structure is open, collapsing, or unsafe, the Town may require repairs or take action under Indiana unsafe building laws.

Safety reminder

If you see an open or dangerous building, please report it.

7) POOLS, WELLS, AND OTHER SAFETY HAZARDS

Resident responsibility

Anything that could be a safety hazard must be properly covered or secured, including:

- Wells
 - Cisterns
 - Pools
 - Water features that create a fall hazard
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8) BURNING, FIRE SAFETY, AND OUTDOOR SMOKE COMPLAINTS

What residents should know

Open burning is regulated. Burning trash, plastics, rubber, or treated materials is not allowed.

Outdoor furnaces

Outdoor furnaces are not allowed to be installed/used within Town limits (with certain rules for existing ones).

If there is an illegal burn

The Fire Department may respond and fees may apply depending on the situation.

9) CAMPERS, RVs & TRAILERS — PARKING ON STREETS

Campers, RVs, travel trailers, and utility trailers can create visibility and safety issues when parked on public streets.

Please follow these guidelines:

- Do not park campers, RVs, or trailers in a way that blocks traffic, sidewalks, or driveways.
- Do not park in a way that blocks emergency vehicles or creates a hazard at intersections.
- Avoid long-term street parking of campers or trailers in residential areas.
- Campers and trailers should be parked in a driveway or on private property whenever possible.

Enforcement Reminder

Vehicles parked on streets may be subject to tow or enforcement if they create a hazard, block traffic, or violate local or state parking rules.

10) WHAT HAPPENS IF THERE'S A COMPLAINT?

Typical steps

1. A complaint is received or a problem is observed.
2. Town staff checks the property.
3. The owner is notified.
4. The owner is given time to correct the issue.
5. If not corrected, the Town may take enforcement action.

11) HOW TO REPORT A PROBLEM PROPERTY

If you see a property issue in Town, please report it so we can address it.

You can report:

- Tall grass/weeds
- Junk piles or unsheltered storage
- Standing water
- Illegal dumping or litter
- Unsafe or unsecured vacant buildings
- Illegal burning
- Campers, RVs, or trailers creating a street hazard

Contact Options

Osgood Town Hall
147 West Ripley Street
Osgood, Indiana 47037
812-689-4240

Osgood Police Department
Non-Emergency: 812-689-4313

Emergency: Call 911