

Notre Dame Condo HOA Fees Compared

The fee isn't the whole story — what's included and what's in the reserve fund is.

"I found a great condo near campus but the HOA fee is \$350 a month. That seems really high — is it?"

Depends. \$350 that covers snow removal, landscaping, exterior insurance, roof reserves, water, sewer, and trash? That's a bargain. \$200 that covers mowing and nothing else — while the building needs a new roof in three years with no reserve fund? That's a disaster waiting to happen. The monthly fee is just a number. What matters is what's behind it.

1 What HOA Fees Typically Cover Near Notre Dame

- ✓ Landscaping & lawn care
- ✓ Snow & ice removal
- ✓ Common area maintenance
- ✓ Trash removal (most communities)
- ✓ Walkways to campus & common grounds
- ✓ Exterior building insurance (master policy)
- ✓ Roof, siding & structural reserves
- ✓ Parking lot upkeep & lighting
- ✓ Water & sewer (some communities)
- ✓ Amenities: fitness, rooftop decks, party rooms

2 Monthly HOA Fees — 15 Notre Dame Communities

COMMUNITY	MONTHLY HOA	WALK TO ND	RENTAL POLICY
Eddy Street Commons	\$250–\$450	0.3 mi	Restricted
Ivy Quad	\$450–\$600	0.35 mi	Restricted
Irish Crossings	\$200–\$225	0.4 mi	No restrictions
Varsity View	\$400	0.5 mi	No restrictions
Oak Hill Condominiums	\$450–\$475	0.65 mi	No short-term
Irish Quarter	\$330	0.65 mi	No restrictions
Fredrickson Commons	\$250	0.8 mi	No restrictions
The Traditions	\$150	0.9 mi	No restrictions
Heritage Townhomes	\$350	1.0 mi	No restrictions
5 Corners Flats	\$350	1.0 mi	No restrictions
Brennan's View	\$400	1.0 mi	Restricted
Golden View	\$250	1.1 mi	No restrictions
Dublin Village	\$200	1.5 mi	No restrictions
Eddy Square	\$250	1.5 mi	No restrictions
River Walk	\$200	1.9 mi	No restrictions

\$61/mo

INDIANA MEDIAN HOA (2026) — LESS THAN HALF THE NATIONAL MEDIAN

\$200–\$600

TYPICAL MONTHLY RANGE IN ND-ADJACENT CONDO COMMUNITIES

\$2K–\$15K+

SPECIAL ASSESSMENT RANGE PER UNIT WHEN RESERVES FALL SHORT

3 You're Not Paying Extra — You're Pre-Paying

Homeowners pay separately for the services your HOA bundles. Once you add them up, the "high" HOA fee often looks reasonable.

MONTHLY EXPENSE	HOMEOWNER PAYS	ND CONDO OWNER
Lawn care & landscaping	\$100–\$150	Included
Snow removal (winter months)	\$50–\$100 / event	Included
Exterior / structural insurance	\$175–\$260	Included*
Roof & major repair reserve	\$80–\$150	Included
Individual unit insurance (HO-6)	—	\$40–\$85
Typical all-in monthly	\$405–\$660+	\$240–\$485

*Master policy covers the building exterior and common areas. Unit owners carry an HO-6 policy for interior coverage.

4 Special Assessments: Red, Yellow & Green Flags

<p>RED FLAG</p> <p>Multiple special assessments in 5 years, low reserve balance, no reserve study on file, visible deferred maintenance. Walk away or renegotiate.</p>	<p>YELLOW FLAG</p> <p>One recent assessment, reserves rebuilding, aging but maintained community. Worth investigating — not a deal-breaker.</p>	<p>GREEN FLAG</p> <p>No assessments in 5+ years, fully funded reserves, current reserve study, well-maintained common areas. Buy with confidence.</p>
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5 Things to Ask Before You Buy

- 1 **What's the current reserve fund balance?** Healthy = 3–6 months of operating expenses, minimum.
- 2 **Has a professional reserve study been completed?** If not, the HOA is flying blind on major repairs.
- 3 **Any special assessments in the past 5 years?** Pattern of assessments = underfunded reserves.
- 4 **What's the owner delinquency rate?** Above 10% is a red flag. It affects financing and future assessments.
- 5 **What's the owner-occupancy vs. investor ratio?** Low owner-occupancy can trigger lender restrictions at resale.

Want the actual HOA financials before you make an offer?

Most buyers see the fee amount. Almost none see the reserve study, the assessment history, or the delinquency rate — until after they close. I pull that documentation *before* you write the offer, so you know what you're buying into. That's the difference between a guess and a decision.

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