

Sherwood Green Homeowners Association, Inc.

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www.sherwoodgreenbloomington.com

Sharing the Green – August 2026 Issue

Board of Directors 2026

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MONTHLY MEETING: The monthly HOA meetings are held on the third Wednesday of each month and August's meeting is on the 19th at 6:30 p.m. in the clubhouse. The monthly meetings are open for all homeowners to attend.

ICE CREAM SOCIAL AND COMMUNITY GRANT: Mark your calendars! Join us on **Sunday, September 13, at 2:00 p.m.** at the **Clubhouse** for an **Ice Cream Social**, rain or shine, as we celebrate the completion of our new streets and recognize the City's grant, which helped support the project. We will also honor our first responders for their dedicated service and thank them for the letters of support they provided during the grant process. We hope to see you there for an afternoon of community, appreciation, and ice cream!

MONTHLY NEIGHBORHOOD LUNCH: The next lunch will be at Applebee's at the College Mall, **on Wednesday, August 12th at 11:30 am.** Please contact Sherry at 765-506-8131 by Tuesday evening if you plan to attend to reserve your seat.

FREE BI-WEEKLY STRETCHING CLASS: Joanie Baker leads a free stretch class every Tuesday and Joyce Cassal on Thursday morning from 9:00 a.m. to 9:30 a.m. at the Clubhouse. This free class is open to all residents to attend.

MONTHLY COFFEE CLUB: Our monthly coffee club is the first Tuesday of each month at the clubhouse at 9:30 a.m. after the stretch class. Coffee and donuts are provided.

SHRUB TRIMMING: Shrub trimming is happening! If you do not want your shrubs trimmed, please contact the office.

HOA INSURANCE: As noted in last month's newsletter, the Board is working with our attorney to update the CCRs and Bylaws to include language now required by insurance carriers and to modernize outdated provisions. These updates are necessary to help ensure the Association can obtain the insurance coverage needed for our December renewal. Once the draft is complete, it will be distributed to all homeowners for review. Because amendments require approval from 75% of homeowners, we encourage everyone to review the proposed changes and participate in the electronic vote when it is available. Again, we want to stress that these updates are necessary to obtain the insurance coverage the Association needs, and your vote will be critical to reaching the required approval threshold.

POOL: In order for your pool key to remain active, you must be current on your dues. If you have not activated your pool key yet, please complete the annual pool agreement. You can find the necessary

forms on our website, at the office, and in the drop box located outside the clubhouse door. Rental units, must have a current tenant form on file for key activation. If you do not have a pool key, they are available for purchase at the office for \$25. Reminders:

- **No lifeguard service will be provided in connection with the Pool.** Use of the Pool Area is at each Bathers' own risk whether such Bather is a resident of Sherwood Green or a guest.
- **No Swimming alone** – Bathers cannot be in the water unless another individual is within the pool area/fence who is able to call 911 in case of an emergency.
- All children, **14 and under**, and those not able to swim without assistance ("**Non-Swimmers**") must be **accompanied by** a responsible adult able to swim and **21 years or older**.
- Sherwood Green residents **under 18 years of age may not have guest Bathers** unless accompanied by a responsible adult able to swim and 21 years of age or older.
- **Pool Area gates must remain locked at all times.** Propping gates open or tampering with the locks is prohibited. **Opening the gate to let others** (excluding residents of your Unit or your guest Bathers) **enter the Pool Area without their Pool key is prohibited.**
- **Make sure the gate closes behind you!**
- Climbing the fence to the Pool Area is prohibited.
- The pool **closes promptly at 9:00 p.m.** and must be vacated at closing.
- An **Emergency Phone** is located on the bathhouse which will call 911 at the press of the phone button. The **location of the pool is inside the Emergency Phone case.**

If your unit is a rental, please share this with your tenants! Thank you for your cooperation, enjoy your time at the pool!

PETS: We seem to have more roaming cats in the neighborhood. To help keep our community safe, clean, and enjoyable for everyone, please remember **that all pets, including cats and dogs, must be on a leash and under the control of an individual whenever they are outside.** Pets are not permitted to roam freely and **they may not be tied outside and left unattended.** Pet tethers are not allowed in any common area. **Pet owners are also responsible for promptly cleaning up after their pets.** This is not only a community rule but also a **City code requirement.** All pet waste must be picked up immediately and disposed of in the owner's personal trash receptacle.

PEA GRAVEL OWNER MAINTENANCE: We are observing pea gravel areas that are full of weeds. As we do the walk around, notices will be given out. Please be reminded that, in accordance with the Rules and Regulations, owners have 10 days from the date of the notice to remove all weeds. Failure to comply within this timeframe may result in a fine being issued.

APPROVED SHRUB LIST: The approved shrub list for homeowner plantings in the pea gravel areas and flower beds is available on our website. If a shrub does not appear on this list that you would like to plant, contact the office and we will research the possibilities for you. Please note, trees including ornamental trees are not approved to be planted in the pea gravel area or at the end of the patio walls. Previously, trees have been planted in these areas and we are seeing trees roots that are damaging sidewalks and overhanging roofs, causing issues. Owners are being required to remove trees in these areas.

NON-OWNER OCCUPIED: Is your unit non-owner occupied or are you contemplating renting your unit? Any unit that is non-owner occupied is considered a rental. Rentals must adhere to the governing documents which include no short-term rentals. Rentals are defined by the City of Bloomington as "any dwelling unit, rooming house, or rooming unit occupied by a person(s) other than the owner and/or their legal dependent." All rental units are required to have a tenant verification form

on file with the office **within 30 days of a lease signing**. If you have questions regarding rentals in Sherwood Green, please contact the office. Fines will apply if the verification forms are not submitted.

EXTERIOR CHANGES: Thinking of making a change to the exterior of your unit? All exterior changes – windows, garage doors, satellite dishes, etc. -- must have Board approval. Exterior alteration forms are available in the office or on our website. Exterior alteration requests **MUST include a description of materials to be used**.

WORK ORDER REQUESTS: For all exterior maintenance requests, please submit a **WRITTEN** work order request to our office either in electronic form on our website or by pdf which is also on the website at <https://www.sherwoodgreenbloomington.com/work-orders>. If you have a roof leak, the roofers tend to respond within 24-48 hours depending upon the weather. If it is raining, there is ice/snow on the roof or the temperatures are extremely cold or hot they cannot go on the roof. Please know they will make roof repairs as soon as it is safe for them to access the roof.

SEWER LINES: Please do not put wipes of any sort down the toilet even if they say they are disposable. Sewer clogs that are the result of occupants clogging the sewer lines will be charged to the homeowner. If your unit is a rental, please share this with your tenant(s).

TRASH CANS: The Rules and Regulations of Sherwood Green stipulate that trash cans must be kept on patios or in garages. **Trash cans may NOT be left out in front of garage doors** or on the street. They must be put away within 24 hours of trash pick-up.

ITEMS ATTACHED TO BUILDINGS AND PATIO WALLS: Items are not to be attached to patio walls and to the buildings. Please do not attach anything to the walls, gutters or soffits!

2026 DUES: The 2026 dues are **\$190 per month** per unit starting January 1, 2026 and are **due by the 10th of the month or a late fee applies**. If you have bill pay set up through your bank, be sure to update the amount. If you pay your dues by an automatic bank payment check or bill pay, please know it is taking 10 - 14 days from the date on the check for us to receive some payments. If you are paying by an automatic payment through your bank, please initiate the payment so it arrives by the 1st of the month to ensure we receive it before the 10th and you are not charged a late fee.

INSURANCE RENEWAL: Indiana Farmers has renewed the blanket insurance policy with the deductibles remaining at \$2,500 for covered losses; \$10,000 for wind/hail and 5% for earthquake which is now \$2.8 million. **The blanket policy covers the structure and the interior – walls, flooring, cabinets, etc. Each homeowner needs to carry separate coverage for personal property, personal liability and loss assessment that includes earthquake for \$13,500.** Please discuss loss assessment with your agent for exact coverage information. We also suggest to minimize insurance claims, annually, have your dryer vents cleaned, replace the batteries in your smoke detectors and replace smoke detectors that are older than 10 years old, check the water lines to your washer, ice maker and toilets, make sure they are secure and don't need replacing.

PHONE SCAMMERS: Scammers are calling people pretending to be the Sheriff, a police officer or an officer of the courts and state that you either missed jury duty or have an overdue fine and you will be arrested unless you pay them. **THIS IS A SCAM!** These departments will never call you and **they will never ask for money over the phone, nor will they ask you to purchase gift cards or bitcoin**. If you have actually missed jury duty or have an unpaid fine, **they will send you a letter in the mail**. If you receive a call requesting money, gift cards or bitcoin, **please hang up immediately!**

RESIDENT CARE: We like to share options for our residents who live alone or have health issues and may need emergency care. We highly recommend and encourage having a system like Life Alert to call for help if there is a fall or if you have a medical issue. We recommend that you have a way for first responders to access your unit. This could be by a coded garage keypad or a coded door handle. If you choose either of these options, you can have the code on file with the local emergency dispatcher center. Another option is a Knox Box. This is a lockbox that is attached to the exterior of your unit that holds a door key that only the fire department can open. The City of Bloomington also utilizes **Smart911** to facilitate a more efficient and prepared emergency response for residents who find themselves in need of emergency services. Here's how it works:

1. Sign up for **Smart911** and create a secure safety profile for your household. That includes information about family members and pets, medical information, details about your address, vehicle information, and any other information you feel necessary to share with responders. You decide what you want the dispatchers to know.
2. Rest assured, knowing the information is only available to dispatch and first responders, should you ever find yourself in need of emergency services. Your information is kept secure by **Smart911** using encryption technology.

Does this sound like something you would be interested in? Read more about the service and sign up for free at www.smart911.com

CLUBHOUSE OPEN DURING POWER OUTAGES: If you lose power during severe weather, the clubhouse may still have power because it is on a different grid than parts of the neighborhood. If the clubhouse has power, it will be open to residents during extended outages, from 11:00 a.m. to 7:00 p.m. for charging devices, internet access, and other needs. Since email is our only means of communication during an outage, please feel free to stop by the clubhouse if you are without power.

SHERWOOD GREEN LIBRARY: Need a good book to read or a puzzle or game? Stop in the Clubhouse during office hours to browse the library!

SAFETY: If you see suspicious activity in the Green, please contact the Bloomington Police Department by using the non-emergency line **(812) 339-4477**. If you are experiencing a true emergency, always dial **911**.

APPROACHING CONTRACTORS AROUND THE GREEN: If an Association contractor is doing work and you have an issue, please contact our manager and not the contractor. If you contact an HOA vendor to do work for you or request work to be done, you are responsible for payment.

GREEN BOOKS/WEBSITE: Our governing documents, work order requests, and exterior alteration request forms can all be on our website www.sherwoodgreenbloomington.com.

SHERWOOD GREEN OFFICE: The Sherwood Green office is in the clubhouse & **office hours are Monday, Wednesday and Friday from 10:30 a.m. to 1:00 p.m. and by appointment.** Offices hours may vary due to appointments. **The phones are answered Monday – Friday from 9:00 a.m. to 5:00 p.m.** If you have an after-hours emergency, please call 812-339-1880 and leave a message including your name, address, phone number and what the issue is. Items that would be considered an emergency would be sewer back-ups, trees blocking a road or on a building, etc.

ANNUAL MEETING: The annual homeowner's meeting will be Wednesday, October 21st. There will be one Board seat up for election. If you would like to run for the Board or nominate an owner to the Board, please submit your nomination(s) in writing by September 21st. If you would like more information about serving on the Board, please contact any Board member or our property manager.