

# Sherwood Green Homeowners Association, Inc.

985 E. Buckingham Drive, Bloomington, IN 47401 (812) 339-1880

Welcome to Sherwood Green! Sherwood Green is made up of 65 buildings that house 258 condo units. Sherwood Green's office is in the clubhouse at 985 E. Buckingham Drive and the Association is managed by Capital Realty, Inc. Office hours are Monday, Wednesday and Friday from 10:00 a.m. to 1:00 p.m. and by appointment.

The 2025 monthly association dues are \$180.00, payable to Sherwood Green Homeowners Association. The association does not send out monthly invoices for the dues. You can mail your payments to the address above or leave them in the drop box at the office. Payments are due by the 1st of each month and a \$10 late fee applies for all payments received after the 10th. We email a payment link between the 1st and 5th of each month for your convenience if you would like to pay by credit card (4% fee) or by ACH bank transfer (e-check with no fee).

Insurance is billed in December each year and payable to the Association. The HOA blanket insurance policy covers both the exterior and interior of the unit. Owners need to secure personal property, personal liability and loss assessment for earthquake with \$13,000 coverage as a separate policy.

Monthly Board meetings are held on the third Wednesday of the month at 6:30 p.m. at the clubhouse and are open to all homeowners to attend. The annual meeting is held in October of each year.

Waste removal and recycling is provided by The City of Bloomington and they pick up on Thursday of each week. All waste must be bagged and placed in a garbage can and left at the end of your driveway. For more information on trash and recycling, go to [www.bloomington.in.gov/sanitation](http://www.bloomington.in.gov/sanitation). Trash cans are not permitted to sit in front of garage doors or on the street other than on trash day.

If you have an exterior item that you would like the Board to look at for repair, please fill out a work order request form. If you would like to make an exterior alteration to your unit such as replacing windows or installing a satellite dish, you will need to submit an exterior alteration request to the Board for approval. A copy of both forms is enclosed and can be found on our website under work orders.

Recreation at the Green – Sherwood Green offers a pool, clubhouse, tennis courts and a playground. The clubhouse is available for rent by owners and residents at \$30 per day plus a \$50 deposit. The deposit will be returned to the renter if the clubhouse is cleaned after use. If you would like to schedule a day rental, please contact our office. The pool is accessed by keycards which are activated in May of each year. The tennis courts, pickleball court and basketball court are available for use on a first come, first serve basis.

We have lots of activities at the Green including free stretch class, monthly coffee group, games and monthly lunches. Activity information can be found on the website and is included in the monthly newsletter known as the green sheet.

If your unit will be used as a rental, as defined by the City of Bloomington, you and your tenant will need to complete a Rental Verification Form. Per the 1<sup>st</sup> amendment to the CCRs all leases must be in writing, be no less than 11 consecutive months and must contain language that the tenants and their guest will abide by the governing documents of the Association. The lease shall not be to more than 3 unrelated adults and must be in accordance with the rental standards established by the Housing and Neighborhood Department of the City of Bloomington.

If you have any questions, please feel free to contact our management company by phone or email at [sherwoodgreenhoa@yahoo.com](mailto:sherwoodgreenhoa@yahoo.com). You can also visit our website at [www.sherwoodgreenbloomington.com](http://www.sherwoodgreenbloomington.com). We hope you will enjoy living at Sherwood Green!

Sincerely,

Board of Directors  
Sherwood Green Homeowners Association, Inc.