

Sherwood Green Homeowners Association, Inc.

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www.sherwoodgreenbloomington.com

Sharing the Green – November 2024 Issue

Board of Directors 2024

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ANNUAL HOA MEETING: Thank you to everyone who attended and sent in ballots for the annual meeting. The 2025 budget passed with dues going to \$180 per month starting **January 1, 2025**. David Owen was re-elected to the Board. We'd like to thank Sarah Lone for her service to the Board over the years.

MONTHLY MEETING: The November meeting will be held Wednesday, November 19th at 6:30 p.m. in the clubhouse. The monthly meetings are open to all homeowners to attend.

VACANT BOARD SEAT: There is one Board seat that is vacant. The Board is opening the application process to all owners who are interested in serving on the Board. Attached are the Board expectations and the application. If you are interested in serving on the Board, please return the completed application by November 22nd. If you have any questions about serving on the Board, please reach out to any Board Member.

COMMUNITY ACTIVITIES!: Check our website for updates. All community events are open to all residents. If your unit is a rental, please share these events with them.

COMMUNITY CONCERT: Join Joyce and Friends on Friday, November 22nd in the clubhouse from 6:00 – 7:00 p.m. Doors open at 5:30 p.m. Bring a treat to share with your neighbors.

FREE BI-WEEKLY STRETCHING CLASS: Please join Joanie Baker as she leads a free stretch class every Tuesday & 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: Join us the first Tuesday of each month at 9:30 a.m. after the stretch class for our monthly coffee club. Coffee and donuts are provided.

MONTHLY NEIGHBORHOOD LUNCH: The November neighborhood lunch will be on the 9th at Longhorn at the College Mall at 11:30 a.m. If you plan on attending, please contact Sherry Day 765-506-8131.

MONTHLY GAME DAY: Join us the 3rd Monday of each month from 1:00 to 3:00 p.m. at the clubhouse.

MONTHLY BINGO NIGHT: Join us the 1st Thursday of the month for bingo at the clubhouse from 6:30 to 8:00 p.m. Please bring a white elephant gift or homemade item to donate as a prize.

TREES IN THE GREEN: The HOA will be planting trees in the Green this fall and early spring to replace ones that have been removed. We have worked with the City of Bloomington and they will be planting 11 trees along Piccadilly, Westminster and Buckingham in their right of way. We've had a few requests from homeowners to plant trees in the common area. Since trees in the common area are maintained by the HOA, the Board prefers to do the planting. This is also to prevent trees being planted too close to water and sewer lines to prevent roots from clogging the lines. Owners may plant shrubs in their pea gravel and flower bed areas but not trees as the roots can damage the sidewalks.

SHRUB TRIMMING: Shrub trimming has started. If you do not want your shrubs trimmed, please contact the office. Leaving signs in the pea gravel area **does not work**, you must be on the no trim list.

INSURANCE RENEWAL: Good news first, Indiana Farmers did not send a non-renewal notice to us, so they will be submitting a renewal proposal. As we have been cautioned by our agent, he does expect both the premiums and deductible to increase substantially. We will know more in late November, early December as the policy renews on December 13th.

WINTERIZING EXTERIOR WATER LINES: Just a reminder to winterize your outside spigot/exterior water line. First remove your hose if it is still hooked-up. Then shut off the water to the unit at the main water line shut off next to the furnace and hot water heater. Once the water is shut off, turn on the hose spigot and let all the water drain out. Once this is complete, turn the spigot off and turn the water main back on.

WINTERIZING YOUR UNIT: If you will be gone from your unit over the winter or for an extended time, please winterize your unit. Open the cabinet doors under your sinks and don't turn the heat off. We suggest leaving the heat not lower than 60 degrees. Also, if you will be away from your unit for an extended period of time, please leave emergency contact information with the office of someone in town who can access your unit on your behalf in case of an emergency. If your unit is a rental, please share this with your tenants and advise them not to turn the heat off if they will be gone over the holidays

ROUTINE MAINTENANCE: We like to remind Owners to have their dryer vents cleaned annually. Also, have you checked your smoke detectors lately to see if they are working? Smoke detectors have a 10 year life. You should also check the manufacturer's date to see if it is time to replace the smoke detector.

CLUBHOUSE OPEN DURING POWER OUTAGES: The clubhouse and north portion of the neighborhood are on a different power grid than the back section. The north power grid seems to get restored sooner than the rear. If this happens again with the stronger windstorms we have, we will have the clubhouse open for residents so you can charge your phones, use the internet, etc. The only way we have to communicate this during an outage is email and some residents may not be able to receive the email when the power is out. If you lose power, please free to stop by the clubhouse, if it has power it will be open to residents.

MONTHLY DUES: The monthly dues for 2024 are \$165 per unit and are due by the 10th. A late fee applies for dues payments received after the 10th of the month. An electronic payment option is emailed between the 1st and 5th of each month. Please note if you are using this option it can take up to 5 days for us to receive the payment.

WEEDS AROUND UNITS: There are quite a few units with weeds in the pea gravel, in front of the patio walls or around the units. If you need someone to do weeding, please contact our lawn care company C&S Lawn and Landscaping at 812-320-5861.

PARKING: Parking on the private streets continues to be an issue. One of the main reason vehicles cannot park on the private streets is because they are narrow and emergency vehicles cannot get down the private streets when vehicles are parked on them. The turn arounds are the closest point of access to some of the units for emergency personnel. When people park on the private streets, they tend to park in the grass leaving tracks and tearing it up. Landlords – please advise your tenants where they can and cannot park. Homeowners – please park in the appropriate places and advise your guests where they can park. Parking is allowed in driveways and on the public streets of Piccadilly Street, Buckingham Drive and Westminster Way. Parking is not allowed in the **turn-around spots** or on the **private streets** as stated in the **Bylaws**.

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).

UPDATED RULES AND REGULATIONS: The Board has updated the Rules and Regs for 2024. A copy of the Rules & Regs can be found at <https://www.sherwoodgreenbloomington.com/documents>

RENTAL UNITS: Is your unit a rental or are you contemplating renting your unit? Just a reminder that 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. If you have questions regarding rentals in Sherwood Green, please contact the office.

WORK ORDER REQUESTS: it's that time of year when we receive quite a few work 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.

INSURANCE COVERAGE: The Association's insurance policy renews annually. The Association's blanket policy covers the structure and betterments meaning the interior - walls, flooring, cabinets, etc. Each homeowner will need to carry separate coverage for your personal property, personal liability and loss assessment that includes earthquake for \$10,000. The Association's blanket policy still includes earthquake coverage. However, our earthquake deductible is \$2.5 million which equates to approximately \$10,000 per unit. If each owner carries earthquake assessment loss in the amount of \$10,000 this will cover their deductible. If you have any questions regarding your insurance coverage, please contact our office or Donna Johnson, FIG, (812) 331-3230.

SHERWOOD GREEN LIBRARY: Our library is overflowing with books and puzzles! Stop in the Clubhouse during business hours to take a look! We will be donating some of the books to make space for new ones.

CLUBHOUSE RENTAL: The rental cost of the clubhouse is \$30.00 with a \$50.00 deposit. If you would like to use the TV when renting the clubhouse, an additional agreement will need to be signed and the deposit will be \$75.00. If you have any questions, please call or email the office.

PETS: All pets are required to be leashed and supervised while outside. Pets are not allowed to be left outside unattended. All waste products must be promptly picked up and disposed of in the owner's trash receptacle.

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.

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 online at www.sherwoodgreenbloomington.com/documents. Exterior alteration requests **MUST include a description of materials to be used** or the request will be denied.

ITEMS ATTACHED TO BUILDINGS AND PATIO WALLS: We are seeing items being attached to patio walls and to the buildings. This is not allowed! Please do not attach anything to the walls, gutters or soffits!

SAFETY: As a reminder, 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 10:00 a.m. to 1:00 p.m. and by appointment. Debbie who works in the office has retired and offices hours may vary. 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 **812-331-9095**. If you experience an after-hours emergency, please call the after-hours number 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.

OFFICE HOURS: Debbie will be back in the office November 5 – 11th! If you have an after-hours emergency during this time, please leave a message on our voicemail and we will call you back. The office will be closed Thursday and Friday, November 28th and 29th.