

# Sherwood Green Homeowners Association, Inc.

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[www.sherwoodgreenbloomington.com](http://www.sherwoodgreenbloomington.com)

## Sharing the Green – December 2025 Issue

### Board of Directors 2025

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**MONTHLY MEETING:** The monthly meetings are held the 3<sup>rd</sup> Wednesday of each month and are open to all homeowners to attend. There is no meeting in the month of December. The next meeting will be January 21, 2026.

**NEIGHBORHOOD HOLIDAY OPEN HOUSE:** Join us on Sunday, December 7<sup>th</sup> for our annual holiday open house from 6:00 – 8:00 p.m. Bring an appetizer or dessert to share with your neighbors. Background music will be provided by Joyce Cassal!

**MONTHLY NEIGHBORHOOD LUNCH:** The next lunch will be at Bucceto's 115 S. State Road 46 on Wednesday, December 10th at 11:30 am. Please contact Sherry at 765-506-8131 by Monday evening if you plan to attend to reserve your seat.

**FREE BI-WEEKLY STRETCHING CLASS:** Joanie Baker 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:** 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.

**EUCHRE CLUB:** The euchre club is back on the second Tuesday of each month from 1:00 p.m. - 4:00 p.m. Come join the fun even if you don't know how to play, we'll teach you!

**INSURANCE RENEWAL:** Indiana Farmers has sent the renewal quote with property values increasing 4% and premium increases of 15%. The other good news is the deductible remains 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, check 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. We have not received the individual unit premiums yet. Once they are billed, the due date will be January 30, 2026.

**SNOW AND PARKING:** When the forecast calls for snow, please leave your exterior lights on when it's dark outside. As a reminder, the snow removal company will clear the private streets and driveways first and will be back to clear sidewalks. The snow plows cannot get down our private streets when there are vehicles parked on them. If it snows, there's nowhere to put the snow except in the turn arounds. If your vehicle is parked in a turn around or back out area, snow may be pushed up against it. 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. Homeowners – please park in the appropriate places and advise your guests where they can park. Landlords – please advise your tenants of where they can park.

**2026 DUES:** The 2026 dues will be \$190 per month per unit starting January 1, 2026. If you have bill pay set up through your bank, be sure to update the amount starting with the January payment. The January dues payment link will go out on Monday, January 5, 2026.

**WINTERIZING EXTERIOR WATER LINES:** Reminder it's time 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.

**TREES IN THE GREEN:** The City is providing and planting street trees in the right of ways along Piccadilly Street, Buckingham Drive and Westminster Way!

**LEAF REMOVAL:** The lawn care company has asked for homeowners to remove breakables and items in the pea gravel area before leaf removal starts. Due to the amount of leaves that accumulate in the pea gravel area, they can't always see what's under them when doing leaf removal and they don't want to break your items.

**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.

**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.

**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).

**RESIDENT CARE:** Have you heard of **Smart911**? The City of Bloomington 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 [smart911.com](http://smart911.com).

**APPROVED SHRUB LIST:** The 2025 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.

**UPDATED RULES AND REGULATIONS:** The Board has updated the Rules and Regs for 2025. A copy of the Rules & Regs can be found on our website or at the office.

**CLUBHOUSE OPEN DURING POWER OUTAGES:** With the unpredictable weather we're having just a reminder that if you lose power, the clubhouse may have power and will be open to residents. 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 from 11:00 a.m. to 7:00 p.m. for residents to use 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 feel free to stop by the clubhouse, if it has power it will be open to residents.

**2025 MONTHLY DUES:** The monthly dues for 2025 are \$180 per unit and are due by the 10<sup>th</sup>. A late fee applies for dues payments received after the 10<sup>th</sup> of the month. An electronic payment option is emailed between the 1<sup>st</sup> and 5<sup>th</sup> of each month. 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.

**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:** 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.

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

**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. Tethers in the common area are not allowed.

**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!

**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](http://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 812-331-9095 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. The office may be open limited hours the week of December 22nd and 29th. The office hours may vary with inclement weather. If there is snow and ice, please call the office to see if we are open before coming over.