

Sherwood Green Homeowners Association, Inc.

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(812) 339-1880

After hours emergency number (812) 331-9095
www.sherwoodgreenbloomington.com

Sharing the Green – January 2024 Issue

Board of Directors 2024

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MONTHLY HOA MEETING: The monthly HOA meetings are held on the third Wednesday of each month and January's meeting is the 17th at 6:30 p.m. in the clubhouse. The monthly meetings are open for all homeowners to attend.

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. If you have your payment set up on bill pay through your bank, please remember to update the payment amount.

CLUBHOUSE REMODEL: The clubhouse updating is underway and we hope to have it completed by January 12th. During this time, you will still be able to access the office. The stretch class, game day and coffee club will be on hiatus. The January coffee club will be the **THIRD** Tuesday in January.

COMMUNITY CONCERT: Join Joyce and Friends on Wednesday, January 31st in the clubhouse from 3:00 – 4:00 p.m. for tunes celebrating John Denver. This concert is open to all residents. If your unit is a rental please share this event with your tenants.

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.

FREE BI-WEEKLY STRETCHING CLASS: Is led by Joanie Baker every Tuesday & Thursday mornings from 9:00 a.m. to 9:30 a.m. at the Clubhouse and is open to all residents to attend. Classes will resume January 16th.

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. January's club will be on the 16th.

THURSDAY MATINEES: Join us at 2:00 p.m. in the clubhouse January 25th for a romantic comedy!

NEIGHBORHOOD GAME DAYS: Join us the 1st and 3rd Tuesday of each month from 1:00 – 4:00 p.m. in the clubhouse for euchre and games!

SNOW REMOVAL: C&S Lawn and Landscaping, our lawn care company, has contracted to do our snow removal this season. However, they do have other large clients that they have been under contract with for some time. They will remove snow from the driveways and private streets when there are 2 or more inches of snow. They will then have to pull off to go to their other clients but will return to do the sidewalks. If they plow your driveway but don't shovel the sidewalks, don't worry they will return. **If your unit is a rental, please share this information with your tenants.**

INSURANCE RENEWAL AND COVERAGE: The Association's insurance policy renews annually. The first proposal submitted by our current carrier, Indiana Farmers, increased the deductible from \$1,000 to \$5,000. After much negotiation, we were able to get the deductible lowered to \$2,500. Indiana Farmers still offered the best coverage for the best premiums. 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. The insurance invoices will go out mid-December and payment is due by **January 31, 2024**. You will receive your certificate of insurance directly from our insurance company and they will also send certificates to mortgage holders. If you have any questions regarding your insurance coverage, please contact our office or Donna Johnson at First Insurance Group (812) 331-3230.

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. 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.

PARKING: If you have a contractor doing work on your unit or in the pea gravel area, they cannot park in the grass. 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**. Please park in the appropriate spots so the Board does not have to take action beyond tagging the illegally parked vehicles.

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!

AFTER HOUR EMERGENCIES: If you experience an after-hours emergency, please call the office or 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. Business hours are 9:00 a.m. to 5:00 p.m. Monday – Friday.

UPDATED RULES AND REGULATIONS: The Board has updated the Rules and Regs for 2023. Two new items in the Rules & Regs addresses dumpsters and moving pods and fire pits and grills. A copy of the Rules & Regs can be found at <https://www.sherwoodgreenbloomington.com/documents>

RENTAL UNITS: Rental units 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.” Units that meet this definition are required to submit the tenant verification form or a copy of the lease. Per the CCRs the lease must be in writing and a minimum of 11 months. The lease must also contain a clause that the tenant will abide by the rules of Sherwood Green.

WORK ORDER REQUESTS: If you have an issue with your unit you would like the HOA to look at, please submit a **WRITTEN** work order request to our office. The printable form can be found on our website or submit one electronically at <https://www.sherwoodgreenbloomington.com/contact>.

CLUBHOUSE RENTAL: The rental cost of the clubhouse has been raised to \$30.00 with a \$50.00 deposit. This is to help offset the cost of repairs and maintenance to the building. 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.

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.

SHERWOOD GREEN LIBRARY: Stop in the Clubhouse during normal hours to take a look! If you have NEWER books/puzzles/board games, please consider donating them to our library.

GREEN BOOKS/WEBSITE: Our governing documents, work order requests, and exterior alteration request forms can all be on our website www.sherwoodgreenbloomington.com. If you would like a printed copy of our Green Book, please contact the office.

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. The HOA 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**. The mailing address for the HOA is 985 E. Buckingham Drive. Our email address has changed to sherwoodgreenhoa@yahoo.com.