

Sherwood Green Homeowners Association, Inc.

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www.sherwoodgreenbloomington.com

Sharing the Green – March 2025 Issue

Board of Directors 2025

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

MONTHLY DUES: The monthly dues for 2025 are \$180 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 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 insure we receive it before the 10th and you are not charged a late fee. Also, please be sure to update the monthly payment amount to \$180.

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.

MONTHLY NEIGHBORHOOD LUNCH: The March neighborhood lunch will be on the 12th at Mother Bear's West at 11:30 a.m. If you plan on attending, please contact Sherry Day 765-506-8131 by Tuesday evening.

OPEN HOUSE: Join us on Sunday, March 9th, from 2-4 pm in the Clubhouse for a neighborhood open house. Joyce Jordan Cassal will be providing music of the 50s. You may bring snacks to share but not required for attending! Hope to see you there! Any questions call Joyce at 812-322-9025 or Sherry Day 765-506-8131.

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.

MONTHLY BINGO NIGHT: B*I*N*G*O* is **postponed until April**. Join us the 1st Thursday in April at the clubhouse from 6:30 to 8:00 p.m.

RESIDENT CARE: We have learned of multiple medical emergencies in our neighborhood over the past few months. Luckily, some residents were able to obtain help within hours and a few were within days. If you live alone or have health issues, 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. First responders have not been able to access some units because the door was locked and the resident was unable to get to the door to unlock or open it. If an ambulance is called and they cannot enter a unit, they will call for the fire department to break the door in. 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. We want all our residents to be safe and if ever there is a medical issue that they can get the help they need as quickly as possible.

INSURANCE RENEWAL: The annual HOA blanket insurance premium invoices have been sent out were due by January 31, 2025. The Association's insurance policy renews annually and Indiana Farmers did extend coverage for another year with the deductibles remaining at \$2,500 for property loss; hail and wind at \$10,000 and earthquake at 5%. The Association's blanket policy covers the structure and betterments meaning the interior - walls, flooring, cabinets, etc. The Association's blanket policy also includes earthquake coverage however, the earthquake deductible is \$2.7 million. Each homeowner will need to carry separate coverage for personal property, personal liability and loss assessment that includes earthquake for \$13,000. The loss assessment in the amount of \$13,000 should cover the deductibles if both deductibles were charged for one occurrence. Please discuss loss assessment with your agent for exact coverage information. 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. We hope to minimize insurance claims during this coverage period. If you or your tenants 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 you have an exterior hose spigot, please disconnect it and drain the line. 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 and ice maker.

PARKING: As we continuously talk about the issues with parking on the private streets please remember, parking is allowed in driveways or on the public streets of Piccadilly Street, Buckingham Drive and Westminster Way. Parking is not allowed on the private streets or turn around. Emergency vehicles and the snow plows cannot get down the private streets when cars are parked on them. Homeowners – please advise your guests and tenants where they can park.

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 feel free to stop by the clubhouse, if it has power it will be open to residents.

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.

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. 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**. 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: The office hours may vary with inclement weather. If there is snow, ice or extreme temperatures, please call the office to see if we are open before coming over.