

Sherwood Green Homeowners Association, Inc.

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Sharing the Green – November 2025 Issue

Board of Directors 2025

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ANNUAL HOA MEETING: Thank you to everyone who sent in ballots and attended the annual meeting. Jeff Livingston and Jason Millican were elected to another term on the Board. The 2026 budget passed with dues going to \$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.

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.

MONTHLY NEIGHBORHOOD LUNCH: The next lunch will be at Olive Garden 320 N. Jacobs Drive on Wednesday, November 12th 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!

COMMUNITY CONCERT: Join Joyce and Friends on Friday, November 21st in the clubhouse from 5:00 – 8:00 p.m. for a free concert themed "Remembering the Beatles". Doors open at 4:30 p.m. Bring a treat to share with your neighbors.

CLUBHOUSE HOLIDAY DEOCARTING: The social committee will be decorating the clubhouse for the holidays on Tuesday, November 25th at 9:30 a.m. following stretch class. If you would like to volunteer to help decorate or have ornaments or decorations you'd like to donate, please contact Sherry Day at 765-506-8131.

SHRUB TRIMMING: Shrub trimming is starting. 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.

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.

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.

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 and possibly the coverage. We will know more in late November, early December as the policy renews on December 13th. The current policy covers the structure and 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 needs to carry separate coverage for personal property, personal liability and loss assessment that includes earthquake for \$13,000. Please discuss loss assessment with your agent for exact coverage information. 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.

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

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.

WEED IN PEA GRAVEL AND FLOWER BEDS: During the annual walk around many units had weeds growing in the pea gravel and flower bed areas. With the heat and rain, we've given homeowners extra time to get the weeds pulled. Remember homeowners are required to maintain these areas and failure to maintain these areas will result in notice and possible fine.

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.

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. 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.

PARKING: 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 in the turn around areas. Emergency vehicles cannot get down the private streets when cars are parked

on them. Homeowners – please advise your guests and tenants where they can park.

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.

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 will be closed Thursday and Friday, November 27th and 28th.