

# Sherwood Green Homeowners Association, Inc.

985 E. Buckingham Drive Bloomington, IN 47401 (812) 339-1880

After hours emergency number (812) 331-9095

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

## Sharing the Green – January 2025 Issue

### Board of Directors 2024

Larry Gates, Secretary – [gateslm53@gmail.com](mailto:gateslm53@gmail.com)

Jeff Livingston, member – [livlimestone@gmail.com](mailto:livlimestone@gmail.com)

Jason Millican, Treasurer – [j.millican207@gmail.com](mailto:j.millican207@gmail.com)

David Owen, President -- [davidakadmo@gmail.com](mailto:davidakadmo@gmail.com)

Office – [sherwoodgreenhoa@yahoo.com](mailto:sherwoodgreenhoa@yahoo.com)

**MONTHLY MEETING:** The monthly HOA meetings are held on the third Wednesday of each month and January's meeting is the 15<sup>th</sup> 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 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. Please note if you are using this option it can take up to 5 days for us to receive the payment. If you pay by bill pay through your bank, please update the payment amount with your bank. We have received quite a few checks for \$165.

**SNOW AND PARKING:** The forecast calls for snow this weekend. Our snow removal company will be out on Saturday to pretreat. Please leave your exterior lights on Saturday, Sunday and Monday. As a reminder, the crew will clear the private streets and driveways first and will be back to clear sidewalks. As we continuously talk about the issues with parking on the private streets please remember the snow plows cannot get down our private streets when there are vehicles parked on them. Per the Rules and Regs for parking - violators will be given a written warning of the violation. If the violation is not corrected within 24 hours, the vehicle may be towed at the owner's expense. Any damage caused in violation of this provision shall be the responsibility of the offending party and chargeable to the appropriate unit. Also, people continue to park in the turn arounds. This is where the snow is pushed during a snow event. If a vehicle is parked there, the snow will be pushed up against it. Please, park in your driveways or on the public streets of Piccadilly Street, Buckingham Drive and Westminster Way. Homeowners – please advise your guests and tenants where they can park.

**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 January neighborhood lunch will be on the 8th at Chili's at 11:30 a.m. If you plan on attending, please contact Sherry Day 765-506-8131 by Tuesday evening.

**FREE BI-WEEKLY STRETCHING CLASS:** 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:** 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 GAME DAY:** Game day is the 3<sup>rd</sup> Monday of each month from 1:00 to 3:00 p.m. at the clubhouse.

**MONTHLY BINGO NIGHT:** B\*I\*N\*G\*O\* is the 1<sup>st</sup> Thursday of the month at the clubhouse from 6:30 to 8:00 p.m.

**INSURANCE RENEWAL:** The annual HOA blanket insurance premium invoices have been sent out and are 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.

**WINTERIZING EXTERIOR WATER LINES:** Just a reminder to winterize your outside spigot/external 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.

**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.

**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](http://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](http://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:** 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.