

# Sherwood Green Homeowners Association, Inc.

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After hours emergency number (812) 331-9095

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

## Sharing the Green – August 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 the August meeting is the 21st 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 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.

**ANNUAL TERMITE INSPECTION:** If you missed having your unit inspected for termites, please contact Economy Pest Control at 812-330-9100 to schedule your inspection. If you have any questions, please call the office.

**STORM DAMAGE CLEAN-UP:** We are still working on clean up from the storm. If you had structural damage to your unit and have **not** reported it yet, please send an email to our office at [sherwoodgreenhoa@yahoo.com](mailto:sherwoodgreenhoa@yahoo.com). Please put your address in the subject line. In the body of the email please include a description of the damage, your contact information including your name and phone number so we can provide it to our contractors. Please note, some of our contractors are backed up with all the damage but we are on their list!

**INSURANCE RENEWAL:** Our insurance agent requested a meeting with the Board. The neighborhood has had multiple claims this year with significant losses, more than we paid in premiums. Our agent is cautioning us what to expect at renewal in December. Rates will be increasing significantly and probably the deductible also. Per State law, if Indiana Farmers decides not to renew our policy they must give us 45 days notice which would be October 30<sup>th</sup>. In the meantime, we will be looking at other options, however our claims this year hinder us. We will keep you posted on this but want to inform everyone of what to expect at renewal.

**POOL NEWS:** The pool has a new emergency phone attached to the bathhouse! Per Indiana code, we are required to have a phone that will dial 911 in case of an emergency. In case of an emergency, open the cover and hold the blue button down, you will hear a chime when connected to 911. This phone replaces the pay phone on the back of the clubhouse and we will no longer have a monthly pay phone bill!

**PARKING:** Parking on the private streets continues to be an issue. One of the main reason vehicles cannot park on the private streets is because they are narrow and emergency vehicles cannot get down the private streets when vehicles are parked on them. The turn arounds are the closest point of access to some of the units for emergency personnel. When people park on the private streets they tend to park in the grass leaving tracks and tearing it up. Landlords – please advise your tenants where they can and cannot park. Homeowners – please park in the appropriate places and advise your guests where they can park. 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**.

**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 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.

**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.

**MONTHLY NEIGHBORHOOD LUNCH:** The August neighborhood lunch will be on the 14<sup>th</sup> at Holt's Café, 3047 Old Indiana 37 N, Bedford, IN 47421, just south of Juddah at 11:30 a.m. If you plan on attending, please contact Sherry Day 765-506-8131.

**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).

**WALK AROUND:** We are starting the annual walk around. If you have exterior items you would like to have looked at, please fill out a written work order request. Two issues we see a lot of during the walk around are weeds in the pea gravel areas and trash cans in front of garage doors. If you don't want to be tagged for these issues, please pull your weeds and please store your trash cans properly.

**ANNUAL MEETING:** The annual homeowner's meeting will be Wednesday, October 16<sup>th</sup>. There will be two Board seats up for election. If you would like to run for the Board or nominate an owner to the Board, please submit your nomination(s) in writing by September 16<sup>th</sup>. If you would like more information about serving on the Board, please contact any Board member or our property manager.

**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.

**INSURANCE COVERAGE:** The Association's insurance policy renews annually. 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. If you have any questions regarding your insurance coverage, please contact our office or Donna Johnson at First Insurance Group (812) 331-3230.

**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 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**. 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. The office will be closed on Wednesday, August 28<sup>th</sup>.