

Winslow Farm Community Association, Inc.
Capital Realty, Inc.
323 E Winslow Rd # 100,
Bloomington, IN 47401



2019 Summer Newsletter

Upcoming
EVENT
**Community
Yard Sale June 7 & 8**

WFCA Board Members

President

Jeff Landfair
president@winslowfarm.com

Vice President

Gary Wiggins
wiggins@indiana.edu

Secretary:

Vacant

Treasurer:

Sandy Martin
sandym1234@aol.com

Director:

Charles Steele
steeleasla@outlook.com

Bayberry Board President

Jeff Landfair
president@winslowfarm.com

Moss Creek Board President

Patrick Murphy
pmurphy1101@aol.com

Moss Creek Village President

Terry Lamirand
lindaterry502@att.net

Neighborhood Architectural Committees:

Bent Tree

Vacant

New Bent Tree

Nancy Szakaly
xmastree@earthlink.net

Laurelwood

Phyllis Mitchell
mitchellpkf@yahoo.com

Charles Steele
steeleasla@outlook.com

Olde Mill

Gary Wiggins
wiggins@indiana.edu

Sweetbriar

Vacant



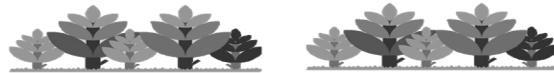
We have a New Website:
winslowfarmcommunity.com

- Neighborhood CCRs
- Information
- Minutes of WFCA Board meetings much more

Check this out before planting

Tree and Plant Policy

A policy regarding planting of any vegetation on WFCA Common Property has been approved and posted on our website under documents—landscaping policy. A reminder to homeowners, IF THERE IS A DEAD TREE ON YOUR PROPERTY IT IS YOUR RESPONSIBILITY TO REMOVE IT.



Please Don't feed the Ducks & Geese!

Feeding any of the waterfowl encourages them to stay. Their excrement fouls the sidewalks and contributes to the sludge buildup and algae formation in our ponds.



For your safety around the ponds, the health of the wildlife, as well as the integrity and aesthetics of the ponds, **please obey the rules.**

- Remain a safe distance from the water.
- **Don't feed the ducks and geese, and discourage others from doing so, as well.**

From The Dept of Natural Resources: Don't Feed BREAD to the Ducks!

it's harmful to them! When ducks eat high calorie, low nutrient human foods, they can develop "angel wings," an extremely painful wing deformity where the duck:

- can't fly,
- can't avoid predators,
- can't migrate,
- is in extreme pain



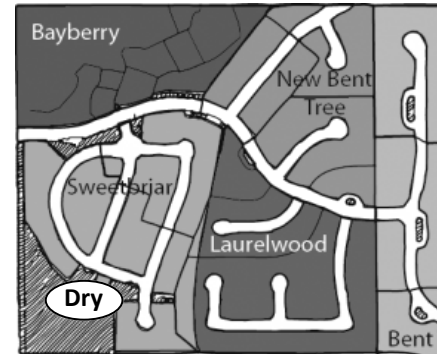
Planning Exterior Renovations?

Remember before you start any exterior renovations, be sure to **FIRST** submit your plans for **PRIOR** approval to your neighborhood architectural committee, WFCA or HOA Board. This includes, siding, roofing, painting, fencing and any permanent structures. Find the request form on our website:

winslowfarmcommunity.com/documents

Winslow Farm Community Association, Inc. (WFCA)

Winslow Farm is a beautiful place to live. It is managed by a volunteer board and neighborhood architectural committees that provide assistance with important tasks that serve all homeowners and help to keep our neighborhoods working smoothly. Winslow Farm Community is composed of eight neighborhoods, each with their own set of CCRs.



WFCA Board is responsible for the maintenance of only the WFCA common areas.

You can find an interactive map identifying WFCA common area responsibilities at:

winslowfarmcommunity.com/common-area-information

Bayberry, Moss Creek Village and Moss Creek neighborhoods have their own HOAs and volunteer boards. The other five neighborhoods are to have their own Architectural Committee to oversee requests for external alteration. When no such committee exists, the WFCA serves to review such requests.



Capital Realty, Inc., managed by Carole Damon, is your first point of contact for WFCA concerns and issues.

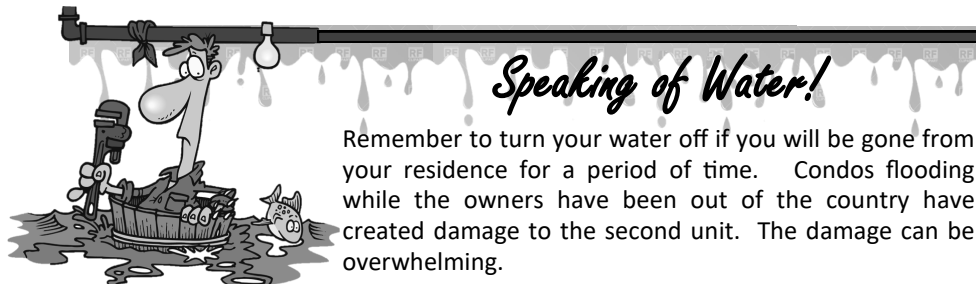
Capital Realty, Inc.

323 E. Winslow Road, Suite 100 Bloomington, IN 47401
Phone: (812) 331-9095 Email: winslowhoa@bluemarble.net

UPDATE

WFCA PROJECTS

- ◆ In Sweetbriar, the replacement of the faux brick sidewalk is scheduled for as soon as the weather is conducive for pouring concrete.
- ◆ Bids are being received for replacing the WFCA common area signs that are missing or have been vandalized.
- ◆ New "Don't Feed the Duck" signs have been contracted for installation.
- ◆ Bids are being received for painting the cross arms on the wooden bridges.
- ◆ Contact has been made with the City of Bloomington to recognize WFCA as an eligible recipient for assistance in community maintenance to include, but not limited to:
 - ◆ Street signs: The City of Bloomington will replace the deteriorating wooden street signs with standard metal blades.
 - ◆ Repair and maintenance of sidewalks in the WFCA common areas as needed.
- ◆ **ON-GOING POND MAINTENANCE**
 - ◆ Services are being finalized for replacing and/or repairing the flumes which redirect street rainwater run-off to ponds #4 & #5
 - ◆ Ponds #1, #2 & #3 are being treated with micro-organism to abate the invasive plants in an effort to determine if this treatment is better than the standard chemical treatment. The remaining ponds are being treated as before.
 - ◆ Discussions with Moss Creek and Moss Creek Village HOAs are identifying how to best maintain a balance between erosion control and aesthetics. A fringe of unmowed vegetation is required to reduce erosion. However, unsightly tall weeds emerge.
 - ◆ Rather than expend funds to repair an electrical line and meter, the option to install solar-powered aerators (fountains) on a trial basis will be finalized. If selected and successful, expand the use to additional ponds.
 - ◆ The pond committee is focusing on addressing sediment removal from at least the north end of pond #3 during the dry season.
 - ◆ Monitor city's efforts to develop water shed standards and provide input when appropriate
 - ◆ In conjunction with the impact of any forthcoming city standards, finalize a long-term comprehensive watershed/pond plan to include opportunities for community input prior to voting.



WINSLOW FARM COMMUNITY YARD SALE JUNE 7 & 8

WFCA will provide the newspaper advertisements to support a community-wide garage/yard sale to be held each year the second weekend in June. This year it is June 7 & 8, with a rain date of 14/15. Simply price and display the items you no longer need or want and stand by to make a little money. Remember "One Man's Trash is Another Man's Treasure." Help someone find a treasure from your collection or pick up a treasure from a neighbor.

TIPS For Homeowners (not condo residents)

Neighborhood Condition: Some neighborhoods are seeing several homes with green mold and mildew. As the covenants and neighborhood bylaws state "exteriors are to be kept in such a state of repair or maintenance as to avoid their becoming unsightly." All homeowners are encouraged to clean the exterior of their homes. There are products like "Wet and Forget" that are applied with a garden hose. wetandforget.com/wet-and-forget-products.html . If you'd like to hire a company to power wash for you, *Power Washer Plus* is offering a special at \$199 per house, their contact info is: 812-334-3850 or email infor@powerwasherplus.com.

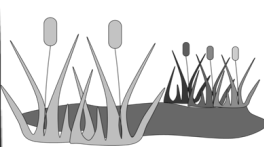


Check your property. Know your lot lines. Yards and lawns are to be maintained according to city ordinances. The repair of retaining walls, as well as, the removal of dead or dying trees is the responsibility of the homeowner. Damage to individuals or property caused by falling limbs, trees or walls becomes the responsibility of the homeowner.



GOOD NEWS: Homeowners can find information concerning responsibility and assistance for maintenance of sidewalks adjacent to their property at Bloomington.in.gov/news/2019/04/16/4030

If you rent, have one or more of these issues, and the responsibility is not yours, inform your landlord of the issue. Help keep our neighborhoods attractive.



2019 Wet Pond Update

For those of you who may be new to WFCA or would like additional background information regarding the wet ponds, you can find a copy of an UPDATED summary from last year's summer newsletter at: winslowfarmcommunity.com/updates

A pond committee was formed in 2018. "The Davey's Report" was submitted and serves as a springboard to further investigate and research feasible options. Gary Wiggins from Olde Mill assumed the leadership role in an effort to identify a recommendation to be submitted to the WFCA Board and eventually the WFCA membership. The following summary provides a quick overview of the extensive efforts that have been made to create a long-term cost-effective plan

- A. In attempt to clarify confusing pieces of information, an extensive collection of relevant documents and diagrams have been posted on the website at the URL listed above on a link entitled [WFCA Pond Documents](#) Any interested party may view the same information that the pond committee has considered
- B. To gain input and a sense of history, Gary has interviewed many WFCA residents; from those who reside beside the ponds, to those that have experience with the maintenance of the ponds and to those who have expressed an interest as to what will be the future of the ponds.
- C. Several relevant professionals, to include but not limited to; engineers, hydrology specialist, landscapers, and government officials have been interviewed, with many of them touring the WFCA ponds to better assess the situation. Additionally, some committee members have toured other urban watershed configurations for ideas and suggestions.
- D. The committee contracted and obtained a hydrological study to assess the geographical potential of converting pond #3 to a dry creek bed.
- E. The initial steps have been completed to ensure that WFCA can be identified as an eligible entity when seeking possible grant money and/or assistance.
- F. A basic set of priorities has been identified to guide the completion of the final recommendation. A copy is included on the adjacent page.
- G. A considerable turnover in the membership of the committee has slowed progress to some extent. The committee attempts to maintain seven members, but only three have served from the beginning of its formation. At various times, four members have left requiring the substitution and "training" of new members. There is currently a vacancy.

NOTICE! The pond committee was just recently informed that the City of Bloomington is being required by the State of Indiana to create a set of standards for water retention and flood control systems. A new set of concerns could include:

- Will WFCA be required to abide by the new standards or grandfathered in?
- Will the new standards require fences around the ponds?
- Will the standards specify water depths that we cannot effectively maintain?

Regardless of the answers the pond committee is reluctant to expend large sums of money until the standards are identified. In the meantime a temporary action plan is listed as part of the "Update on WFCA Projects" page. (page 5)

WFCA WATERSHED COMPREHENSIVE PLAN PRIORITIES

A. OVERALL ON-GOING PRIORITIES

1. Maintain algae and invasive vegetation abatement in all ponds to include the exploration of alternatives such as the injection of effective microorganisms.
2. Address the issues of unsightly weeds surrounding the ponds.
3. Identify sources of funds that can be used for improving the status of the watershed areas associated with the wet ponds.
4. Ensure the mechanical components are in working order.
5. Maintain related drainage structures such as weirs, drainage pipes and street-water concrete diversion drains.
6. Work with professionals, such as engineers, aquatic control experts and landscape architects, to create a cost-effective overall plan that may or may not alter the design of the current drainage system and identifies long term maintenance requirements.

B. WITHIN THE NEXT 1-2 YEARS, IDENTIFY AND IMPLEMENT A FEASIBLE SOLUTION ADDRESSING THE ISSUES OF POND #3

1. Ensure that the erosion encroaching homeowners' properties on pond #3 is eradicated.
2. Address the issue of accumulating sediment at the north end of the pond.
3. Ensure that any alteration does not create flooding problems, being especially sensitive to flooding issues upstream in Olde Mill.
4. Account for both the ease and cost of long-term maintenance.
5. Address the issue of permit requirements.
6. Seek bids for effective solutions and identify service providers.

C. IDENTIFY A PLAN EXTENDING OVER SEVERAL YEARS FOR PONDS #4, #5, #6 & #7 THAT WILL INCLUDE, BUT NOT BE LIMITED TO:

1. Ensure that Pond #7 remains the required retention pond in any final design.
2. Shore up the eroded banks in pond #5 where erosion threatens a resident's property.
3. Ensure that flooding situations are not created.
4. Account for both the ease and cost of long-term maintenance.
5. Address the issue of permit requirements.
6. When necessary or appropriate, provide temporary solutions to urgent situations that may take several years to finally address. (An example: introduce attractive vegetation to cover algae growth in pond #5 until more significant changes to pond #5 can be addressed.)
7. Identify funds, identify a timeline, seek bids and implement the plan.

2019 DUES Have you paid your 2019 dues yet? If not, you will be receiving a small claims notice in the mail. Owners are responsible for attorney fees once an account is turned over for collections. **Court costs and service fees can total over \$500.** If you haven't paid your dues, please do so immediately!