

2020 Summer Newsletter

Winslow Farm Community Association, Inc.



Winslow Farm Garage Sale

July 11th 8:00 a.m. – 2:00 p.m.



The neighborhood garage sale is scheduled for Saturday, July 11th from 8:00 a.m. to 2:00 p.m., weather permitting. This date may change if local restrictions are imposed. WFCFA will place an ad in the Herald Times newspaper to advertise the neighborhood sale. Rain date will be July 18th.





Hello Association Members! We hope this newsletter finds you well. We get lots of questions about Winslow Farm Community

Association, Inc. (WFCA) and we'd like to clear up what WFCA is and does. Unlike a homeowners' association, WFCA is the master Community Association that oversees the common area owned by WFCA within Winslow Farm. The Association is composed of eight neighborhoods - Bayberry, Bent Tree, Laurelwood, Moss Creek, Moss Creek Village, New Bent Tree, Olde Mill and Sweetbriar. Every owner of a residence in these neighborhoods is a member of the Association. Of these neighborhoods, five are single family home and three are condo/paired patio home neighborhoods. The developer set up each of the single family neighborhoods to also be governed by its own set of Covenants, Conditions and Restrictions and its own neighborhood committee. Each condo/paired patio neighborhood is also governed by its own set of Covenants, Conditions and Restrictions and Bylaws and has its own Board. Property owned and maintained by WFCA includes the three main entrance signs, street islands, wooden walkways, gazebo, dry and wet ponds. There are lots of questions about the maintenance of the wet ponds because the CCRs of WFCA, Moss Creek and Moss Creek Village all list the ponds as their common area. WFCA is in talks with Moss Creek and Moss Creek Village about how all three associations can work together to maintain the ponds. WFCA will continue the dredging in pond 3 this year.



New multi-use paths are coming! Have you noticed the construction along Winslow Road and Henderson Street that borders WFCA? The City is installing multi-use paths. One will run from Winslow Road north along Henderson Street to Hillside Drive. The second path will run from Henderson Street to Highland Ave. along Winslow Rd. See the links below for more information.

<https://bloomington.in.gov/engineering/projects/henderson>

<https://bloomington.in.gov/engineering/projects/winslow>

CANCELLED

Neighborhood Social — The neighborhood social for this fall is cancelled. We look forward to hosting it again next year and visiting with our neighbors!



The City of Bloomington allows legal fireworks to be set off between 9:00 a.m. and 11:00 p.m. daily and on the 4th of July they can be set off until 12:00 a.m. We ask homeowners to follow the State and City ordinances and be considerate of your neighbors.

COVID-19 HELP

With the events surrounding COVID-19, we understand this is a hard time for many. There are local resources to help with food, utilities, rent and mortgage payments. There is also free local COVID-19 testing at the Armory at 3380 S. Walnut Street and you can make an appointment by calling 888-634-1116. Here is a list of local resources:

Food pantries:

Pantry 279 501 E. Temperance St. Ellettsville
812-606-1524

Mother Hubbard's Cupboard 1100 W. Allen St
812-355-6843

Animal food pantry:

Monroe County Humane Association
791 S Fieldstone Blvd 812-333-6242

Utilities, Rent & Mortgages:

Perry Township Trustee 1010 S. Walnut St.
812-336-3713

St. Vincent De Paul 1999 N. Packinghouse Road
812-961-1510

Help with mortgages from the State:

The State of Indiana has a program to help homeowners who have fallen behind on their mortgage payments or who are unable to make future payments. For more information visit www.877gethope.org.

Planning Exterior Renovations?

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



<https://www.winslowfarmcommunity.com/minutes-forms>

Are you interested in serving on your neighborhood committee? Please contact us and we'll get you signed up! Current neighborhood committee members are:

New Bent Tree Nancy Szakaly xmastree@earthlink.net

Olde Mill: Gary Wiggins Wiggins@indiana.edu and Rhett Salisbury rhett.salisbury@att.net

Sweetbriar: Brandon Cavaness bcavanes@gmail.com and Mara Dahlgren mdahlgre@indiana.edu

From The Dept of Natural Resources:

DON'T FEED BREAD* TO 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

Want to help ducks? DON'T FEED THEM! 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, for 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. Discourage others from doing so as well.

Help for the Single Family Neighborhoods

Does your home need power washed?

There are several homes with green mold and mildew. All homeowners are encouraged to clean the exterior of their homes. If you are a do-it-yourselfer, there are products like "Wet and Forget" that are applied with a garden hose.

www.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 for Winslow Farm residents at \$185 per house under 3,000 sq. ft. They also offer partial cleaning—a lot of times only the north side of a home needs cleaned at \$75 for one side or \$125 for two sides. They will also power wash patios for \$95. Contact Melissa at 812-334-3850 or email info@powerwasherplus.com and let them know you are part of Winslow Farm!

Here is some information for home-landscapers or for those who hire a private landscaping crew. Mulch piled against the bark of trees may eventually kill the tree. The piles of mulch applied in this way are called "mulch volcanoes". Mulch applied at the base of a tree is beneficial, but only if it does not contact the bark. Volcano mulching causes disease and decay due to moisture retained on the protective bark, insect and rodent damage, girdling (trunk-encircling) roots, and soil that is either too damp for the roots or too dry due to lack of rain penetration. See the following link if you'd like more information: <https://extension.psu.edu/mulch-volcanoes-are-erupting-everywhere>



Is your sidewalk a trip hazard? The sidewalks adjacent to the single family homes (Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar) are the responsibility of the homeowner to maintain. If the sidewalk has

buckled or raised up from an adjoining street tree, this would be a City issue to repair or replace. Please contact the City of Bloomington at 812-349-3448. The City has been notified about sidewalks in Sweetbriar.

The City also has a sidewalk assistance program to help homeowners replace their sidewalks. For more information visit

<https://bloomington.in.gov/transportation/sidewalks/repair-assistance/>



Is your lawn in need of a trim? City code requires all lawns to be maintained 8 inches or under. Please do your part and keep your property mowed!

We've updated our website! Look us up at www.winslowfarmcommunity.com. Our email address is wfca@winslowfarmcommunity.com.

To contact WFCA Management Company

Capital Realty, Inc.

323 E. Winslow Road, Suite 100
Bloomington, IN 47401

Phone: (812) 331-9095