

WFCA Board Meeting Minutes May 14, 2024

In Attendance: Sandy Martin (SM), Anita Douglas (AD), Janis Stevenson (JS) Tess Hall-Lologgia (TL)
Management: Michael Dalton (MD) and Sharon Dalton (SD) Guest: Rob Aney

Call to Order: The zoom meeting was called to order by President, SM, at 6:00 p.m.

Minutes: AD moved to accept the April minutes and JS seconded. The minutes were approved as submitted.

Financial Report: 2023 Year End financials will be available for review at the June meeting. 2024 payments were listed. A register of all payments was shared with the Board.

Pond Report:

A short pond discussion provided an update on the progress to date, indicating that the majority of the dredging was completed by May 1. But the heavy equipment operator has been transferred to a different job and rain has complicated further progress at this time.

Homeowner Requests:

- The Board approved, without hesitation, a request from Mike Sallee to install a community library in the New Bent Tree eyebrow at 2234 S. Bent Tree.
- The Board approved a request from Patrick Taylor to install a new garage door at 408 E. Laurelwood Dr. The design is different from the original installations.

Old Business:

- Straw Poll: Rob Aney submitted the results of the straw poll:
 - Of the 379 emails distributed via email by MD, 105 homeowners responded. The return rate was impressive and exceeded what was expected. MD had issued a reminder to those who had not responded with the first notice.
 - Overall, the respondents indicated a desire for more freedom than what the current CCRs provide, but with the caveat that WFCA continue to oversee property maintenance in the neighborhoods of Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar to ensure that property values are maintained.
 - Free form comments were provided for the Board's review
 - A copy of the summary is attached.
- The Board will be meeting to respond to the results.
- Maintenance Project-Mildew Removal:
 - As a follow-up to the fall walk-through, MD sent homeowners in Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar a notice that if a home has unsightly mildew, it is to be removed by the end of May. Emails were sent to those who have provided email addresses and postcards were sent to those who have not provided email addresses.
 - The Board agreed to meet on June 5 to perform an assessment of the homes in the identified neighborhoods to identify the homes that still have offending mildew.
 - Following the assessment, certified letters will be sent to the homeowners who are deemed to be in violation of the notice. The homeowners will be notified that if the offending mildew is not removed by the end of June, WFCA will contract for power washing services to remove the mildew. The cost of which, plus a \$35 administrative fee, will be charged to the homeowner. Failure to pay the cost will be open to late fees if not reimbursed by the time annual fees are assessed.

Adjourned: TL moved, AS seconded the motion, and the meeting was adjourned at 7:11 p.m.

Submitted: Tess Hall-Laloggia

Amendment: Straw Poll Summary



WINSLOW FARM 2024 STRAW POLL

The following STRAW POLL is issued to collect members' opinions concerning the policies and regulations for exterior alterations and property maintenance in the Winslow Farm Community Association neighborhoods of **Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar** (the HOA neighborhoods of Bayberry, Moss Creek, and Moss Creek Village each have their own rules and regulations governed by their own Boards of Directors). This straw poll **DOES NOT serve as a "vote"** but is designed merely to assess the overall outlook of the Community.

This survey should only take approximately 3-5 minutes to complete.

Winslow Farm is governed by the rules and restrictions set forth in the WFCA Bylaws, in the Declaration of Covenants, Conditions and Restrictions (CCRs) and, in some cases, CCRs of individual neighborhoods. The ultimate point of these rules is to guide Winslow Farm owners, tenants, and guests to make decisions and take actions that will help us all maintain a certain image for the community in order to **continue to enhance and protect all WFCA property values**. The past and current stability of Winslow Farm property values affirm the effectiveness of this strategy.

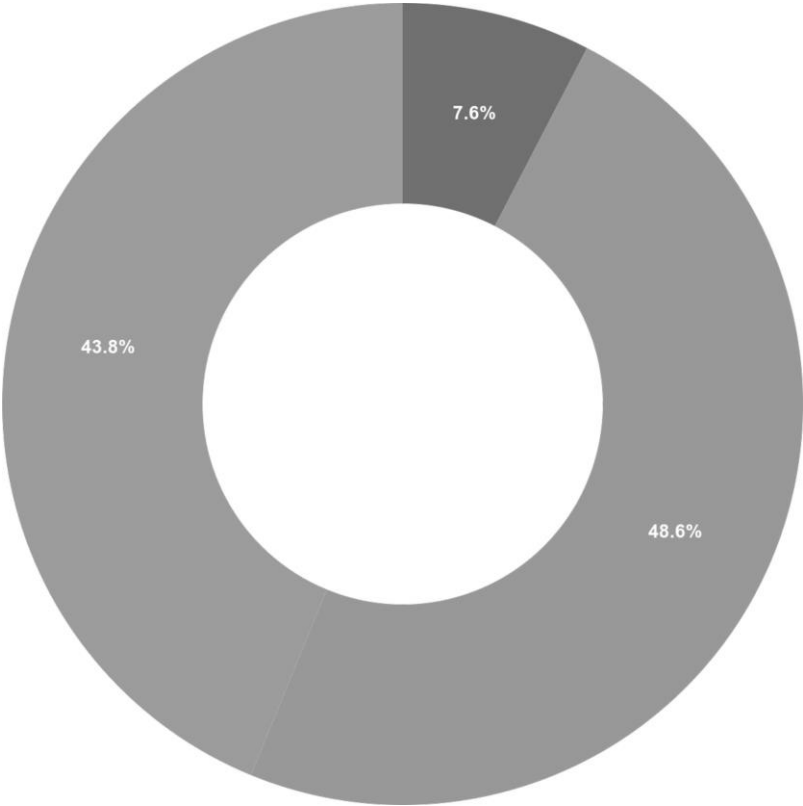
The WFCA Board of Directors (The Board), by law, is charged with interpreting and administering these rules and restrictions. Essentially, before any property repair or modification can be carried out, the homeowner must submit a detailed plan for authorization. For residents of neighborhoods that have an active Architectural Committee (AC), requests for needed authorization should be submitted to that committee. Currently, only Sweetbriar and New Bent Tree have active ACs. By default, The Board serves to review exterior alteration requests in the other three neighborhoods of Bent Tree, Laurelwood, and Olde Mill. The management company, Pegasus Properties, receives requests for the Board who will forward requests as appropriate.

Although The Board is charged with enforcing the rules and restrictions, we all benefit from stable or increasing property values and are all disadvantaged by diminished property values. In addition, we all enjoy living in an attractive, appealing, and safe community.

Q1 QUESTION# 1: NEIGHBORHOOD COLOR STANDARDS

The original developers had a plan for the image of each neighborhood. The neighborhood CCRs address the requirements for maintaining the original design. Only Laurelwood and Bent Tree have provided documents identifying original color themes. As a result, homeowner approved requests are limited to the original color of their residence or to colors of homes in the surrounding neighborhood. Some homeowners have requested other colors. Other homeowners have not requested approval and have used colors that are not part of the neighborhood color scheme. This is direct violation of community standards.

Please select one of the following statements that best reflect your opinion.*



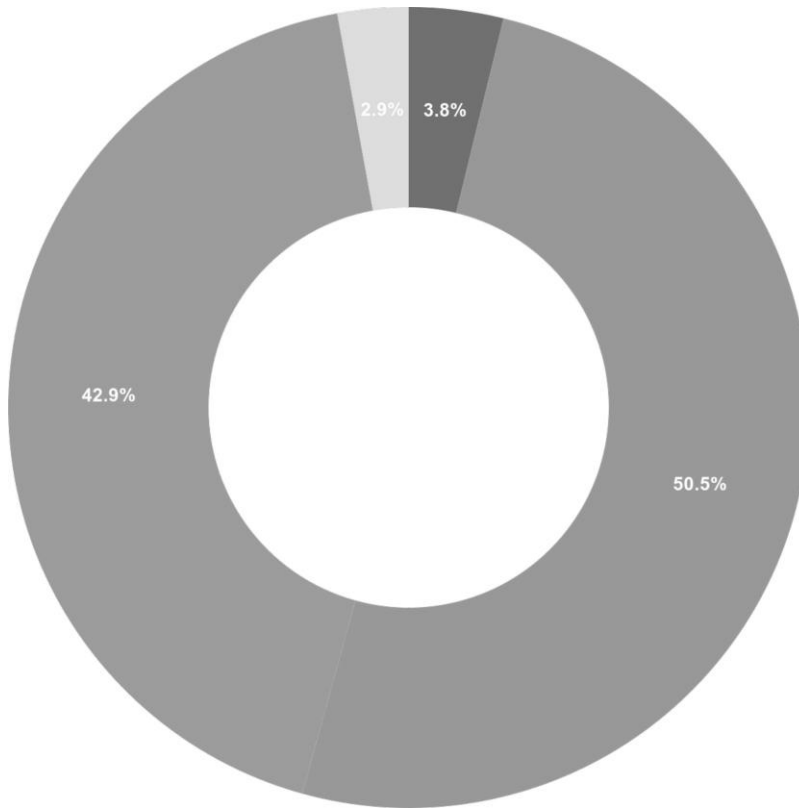
Answered: 105 Unanswered: 0

	Choice	Total
-	Only the original external colors should be approved.	8
-	The AC/WFCA Board should approve requests for other external colors which can demonstrate to coordinate with/enhance the original neighborhood color scheme.	51
e	A homeowner should be able to select any external color without approval from the AC/Board.	46
	I have no opinion.	0

Q2 QUESTION# 2: NEIGHBORHOOD ROOF OPTIONS

The original developers had a plan for the image of each neighborhood. The neighborhood CCRs limit options to the original developer's color/similar roofing products. Four of the neighborhoods permit approved solar panels for the roofs. Laurelwood is the exception. New products have emerged such as metal roofs which simulate shingles and/or new solar shingles. Homeowners have shown an interest in installing newer products.

Please select one of the following statements that best reflect your opinion.*



Answered: 105 Unanswered: 0

Choice	Total
- Only the original color/shingle style should be approved.	4
- Other products should be approved, such as metal roofs or solar shingle products, which coordinate with the original colors of the neighborhood. (This would include approval to install solar products in Laurelwood.)	53
- A homeowner should be able to select any roof color or product without approval.	45
- I have no opinion.	3

Q3 QUESTION# 3: FENCE INSTALLATION

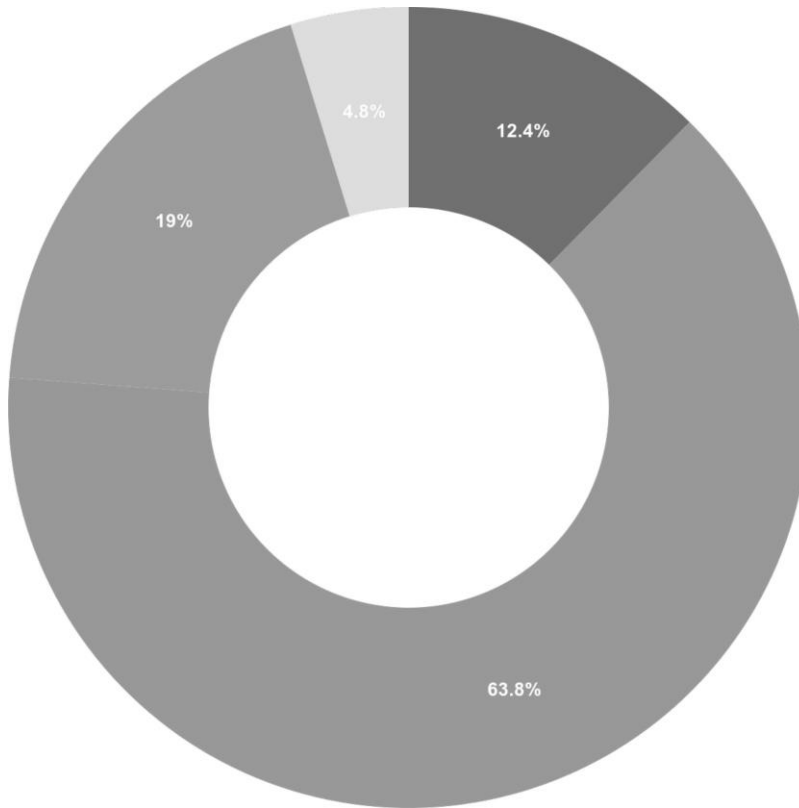
The WFCA CCRs, **NOT** the neighborhood CCRs, dictate the details of what can be approved for a fence installation. The Community was originally designed to provide an open environment. Fences were not considered to be pleasing to the overall design.

a) Fences are not to exceed 4 feet in height. Exceptions are highly limited. Over the past few years, The Board has received multiple requests to install fences that exceed the stated limit of 4 feet. When the need has been justified, exceptions have been granted to allow a 2' lattice extension to the 4' fence. It should be noted that there are other designs that use voids and solids in an open construction which can also provide a pleasing open-air appearance.

b) Additionally, the CCRs specify that only vinyl-coated chain-link or wooden fences are permitted. However, recent developments have provided homeowners with more attractive options such as composite engineered wood, vinyl planks and/or attractive vinyl-coated wrought iron/metal. (It should be noted that recently The Board required the removal of unsightly wooden pallets that were used as fencing which had been installed without approval. The cost of the removal had to be assumed by the resident.)

Since the CCRs are WFCA CCRs and are proscriptive, our attorney has advised that in order to provide homeowners with more options the CCRs will need to be re-written. This will require a vote of the total membership with an approval rate of no less than 66 2/3%.

Please select one of the following statements that best reflect your opinion.*



Answered: 105 Unanswered: 0

Choice	Total
- The original WFCA CCR which limits fences to 4 feet and to be composed only of wood or chain link should remain and be enforced.	13
- The WFCA Board of Directors should submit an updated CCR to membership which will allow the approval of fences of up to 6 feet in height and allow for newer products to be used.	67
- The WFCA Board of Directors should submit to membership the elimination of the fence CCR with no replacement.	20
- I have no opinion.	5

Q4 QUESTION# 4: SHORT-TERM RENTALS IN WFCA NEIGHBORHOODS

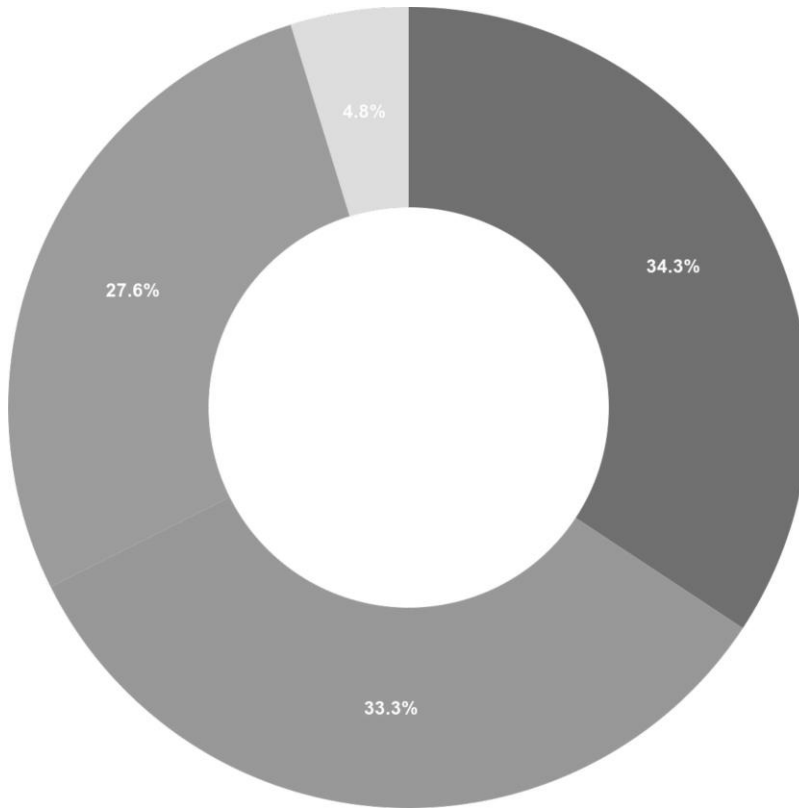
The WFCA CCRs were created prior to the emergence of short-term rentals such as Airbnb and Vrbo. The IRS defines short-term rentals based on the duration of stay. Generally, a property rented out for less than 30 days at a time is considered a short-term rental. Companies offering the listing services also provide additional restrictions. Currently there are no WFCA neighborhood regulations governing such.

Within the last few years, state legislation was passed to prevent city prohibition of short-term rentals. There are several exceptions, but two include grandfathering ordinances such as HOA CCRs that were instituted prior to the enactment of the legislation or homeowner associations may still prohibit or impose limitations on members' ability to rent out their homes by adopting new CCRs. Legislation regulating our organization is found in the "State Code for Homeowners Associations." Regardless, any changes to the WFCA CCRs will require 66 2/3% approval rate.

The Board has been asked on several occasions as to what can be done to limit short-term rentals. The basis for this lies in the concerns that parking, noise, partying, and/or damage to property can accompany such rentals. It should be noted Bloomington has short-term rental regulations in place that require hosts to obtain a permit and follow certain rules regarding occupancy limits, parking, and noise. Hosts must also pay a 1% tax on all bookings to the Monroe County Convention Center. Violations can be reported to the city for enforcement.

Additionally, The Board has collected examples of guidelines from other locations that define expectations for short-term renters. These guidelines could be made available to our homeowners to share when they allow guests to rent their premises.

Please select one of the following statements that best reflect your opinion.*



Answered: 105 Unanswered: 0

Choice	Total
- The WFCA Board should present to the membership a new CCR to prevent short-term rentals such as Airbnb and VRBO in WFCA to include the institution of penalties for violations.	36
- The WFCA Board should create two documents: a) a document should delineate a set of expectations relevant to short-term rentals in the neighborhoods of Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar. (The HOA neighborhoods of Bayberry, Moss Creek, and Moss Creek Village each have their own rules and regulations governed by their own Board of Directors.) This document will be shared with all homeowners in the named neighborhoods and include city ordinance information. It will include information that violations will be reported to the city; and b) guidelines outlining expectations for the renters should be created. Homeowners renting to short-term renters will be expected to share these guidelines with the	35

Choice	Total
renters. It will include information that violations are to be reported to the city.	
- The WFCA Board of Directors should simply provide information on the city ordinances regarding short-term rentals and rely upon the city to respond to complaints.	29
- I have no opinion.	5

Q5 QUESTION# 5: LONG-TERM RENTALS IN WFCA NEIGHBORHOODS

The CCRs do not address the issue of long-term rentals in Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar. (The HOA neighborhoods of Bayberry, Moss Creek, and Moss Creek Village each have their own rules and regulations governed by their own Board of Directors.)

However, the CCRs are explicit in their requirement to maintain property. Rental property is becoming more prevalent, and some rental properties are not as well-maintained as others. Some members have asked that rental property be prohibited, especially the selling of property to corporate rental companies. The Board acknowledges trying to dictate how a private property can be sold or rented is a sensitive issue with significant legal ramifications.

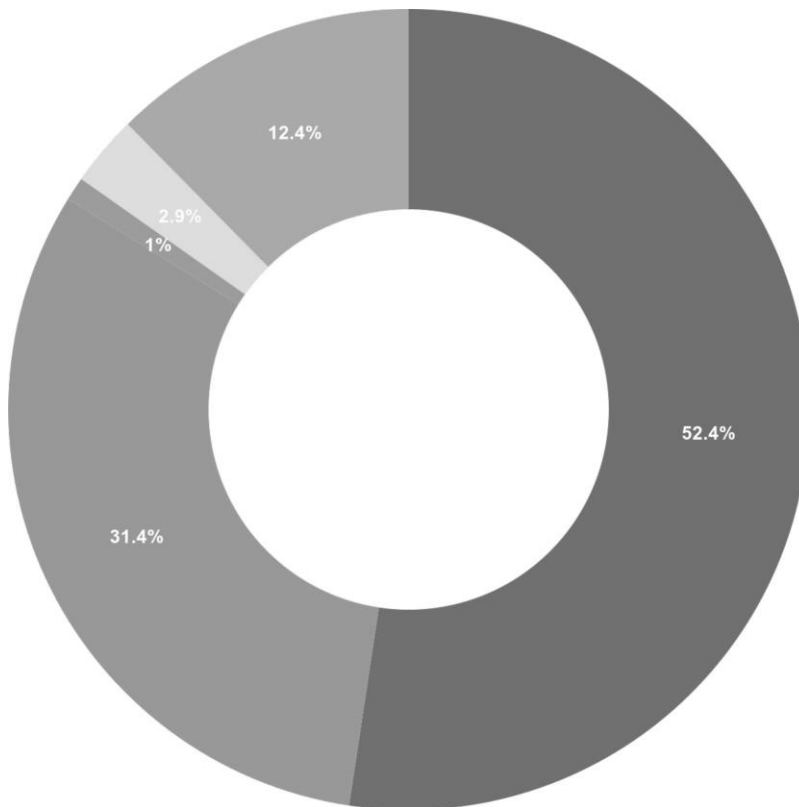
Rather than to focus on the issue of permitting or prohibiting rentals or the selling of homes to corporate rental companies, The Board is focusing on its obligation to "maintain a certain image for the community in the effort **to continue to enhance and protect all WFCA property values.**

The following are being presented for your response:

PROMOTING CITY ORDINANCES: All rental properties (with the exception of Indiana

University) located within the City of Bloomington corporate limits must be registered with and inspected by the Department of Housing and Neighborhood Development (HAND) Among the regulations, inspections are required and there are registration fees.

Please rate your response to the following: The Board should provide basic information to our homeowners in Bent Tree, Laurelwood, New Bent Tree, Olde Mill and Sweetbriar about the city ordinances for long-term rentals and/or how to access the information.*



Answered: 105 Unanswered: 0

Choice

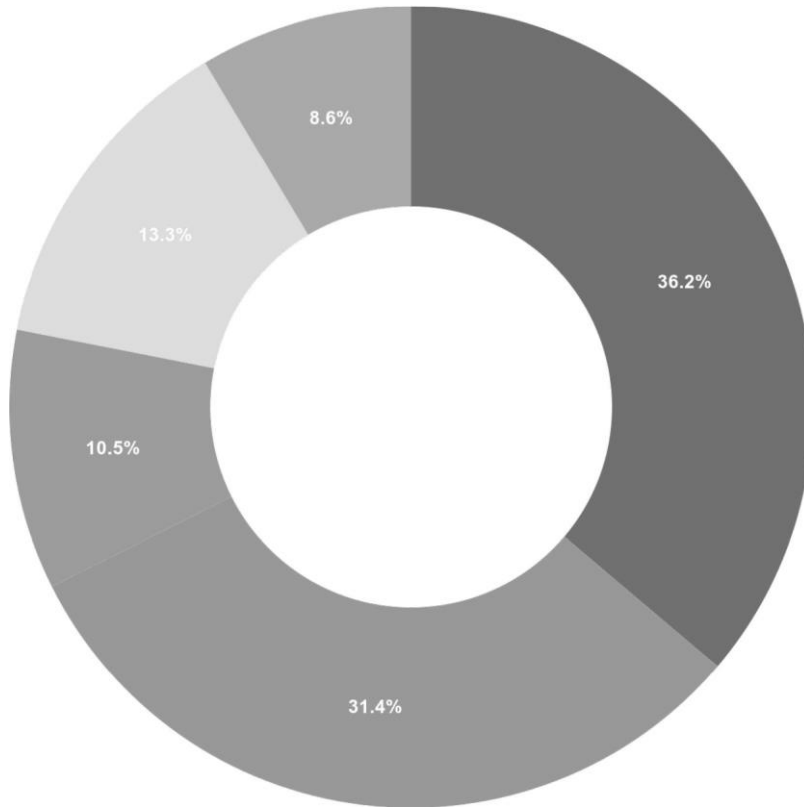
Total

Choice	Total
Strongly Agree	55
Agree	33
Disagree	1
Strongly Disagree	3
No Opinion	13

Q6 QUESTION# 6: POLICY REGARDING FAILURE TO MAINTAIN PROPERTY:

WFCA Board recently adopted (and in one situation implemented) a policy which permits The Board to intervene when property is not adequately maintained externally. It was modeled after the relevant items found in legislation regulating our organization in the "State Code for Homeowners Associations." When the proper steps are completed, the policy permits The Board to charge back to the homeowner any cost associated with addressing the violation.

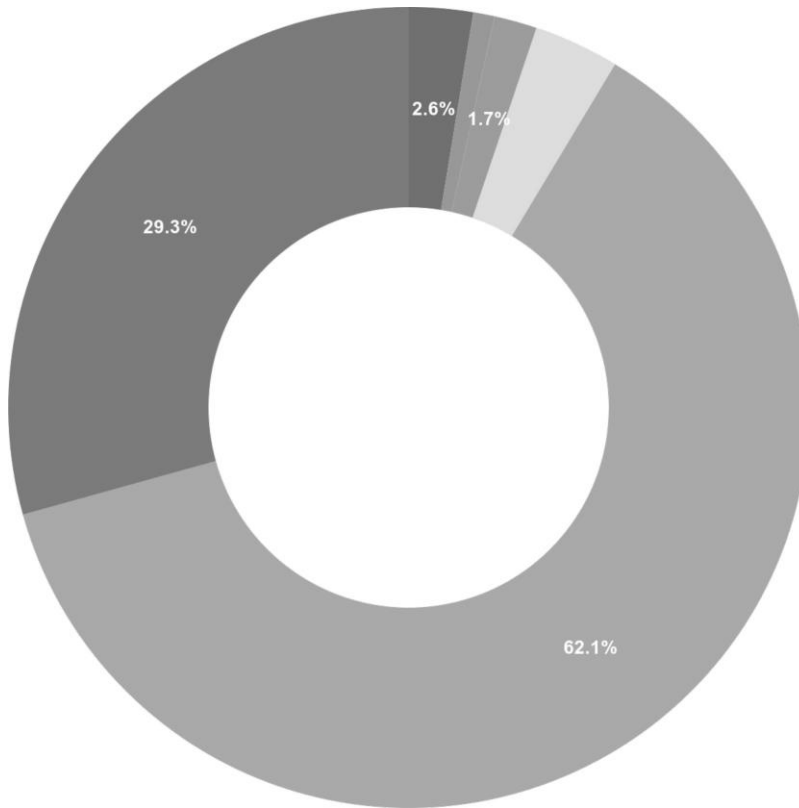
Please rate your response to the following: An administration fee should be added to the cost when The Board/Management must take action to address a failure to maintain property. (10% of the cost of repair/maintenance with no less than \$35 and no more than \$150)*



Answered: 105 **Unanswered:** 0

Choice	Total
Strongly Agree	38
Agree	33
Disagree	11
Strongly Disagree	14
No Opinion	9

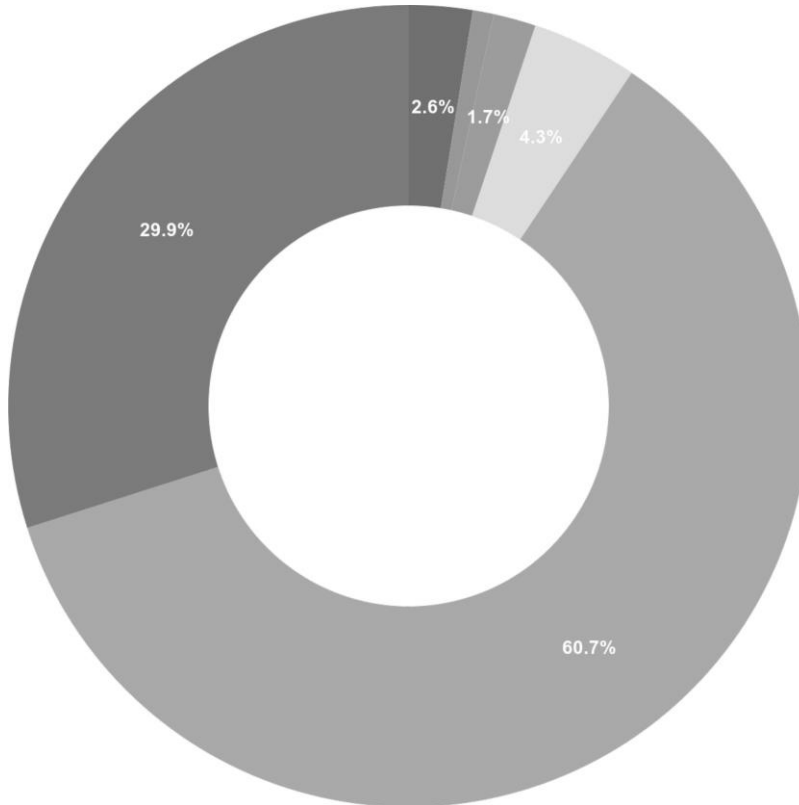
Q7 OPPORTUNITY #1: Neighborhood Color Standards*



Answered: 105 Unanswered: 0

Choice	Total
- I will volunteer to serve on an advisory group to help create the appropriate documents.	3
<input checked="" type="radio"/> I will volunteer to host an informational neighborhood meeting.	1
<input checked="" type="radio"/> I will volunteer to contact neighbors and/or people I know to promote the results of the straw poll.	2
<input type="radio"/> I will volunteer to collect proxies and attend the annual meeting.	4
- I plan to vote (by attending or by proxy) at the WFCA Annual General Meeting.	72
- I have no interest to participate.	34

QB OPPORTUNITY #2: Neighborhood Roof Options*

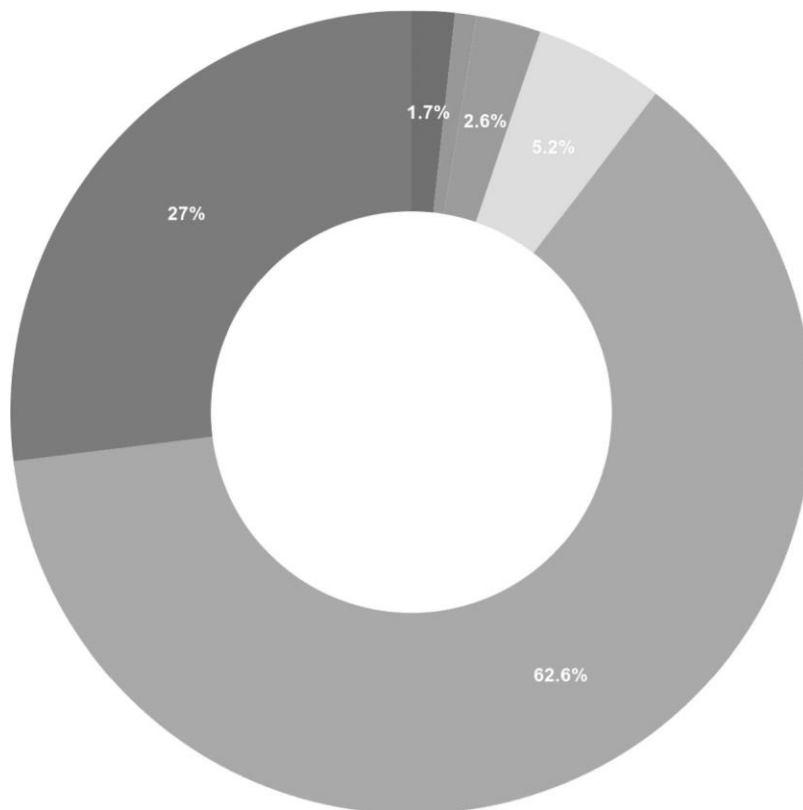


Answered: 105 Unanswered: 0

	Choice	Total
-	I will volunteer to serve on an advisory group to help create the appropriate documents.	3
	<input checked="" type="radio"/> I will volunteer to host an informational neighborhood meeting.	1
	<input checked="" type="radio"/> I will volunteer to contact neighbors and/or people I know to promote the results of the straw poll.	2
	I will volunteer to collect proxies and attend the annual meeting.	5
-	I plan to vote (by attending or by proxy) at the WFCAs Annual General Meeting.	71

Choice	Total
- I have no interest to participate.	35

Q9 OPPORTUNITY #3: Fence Installation*

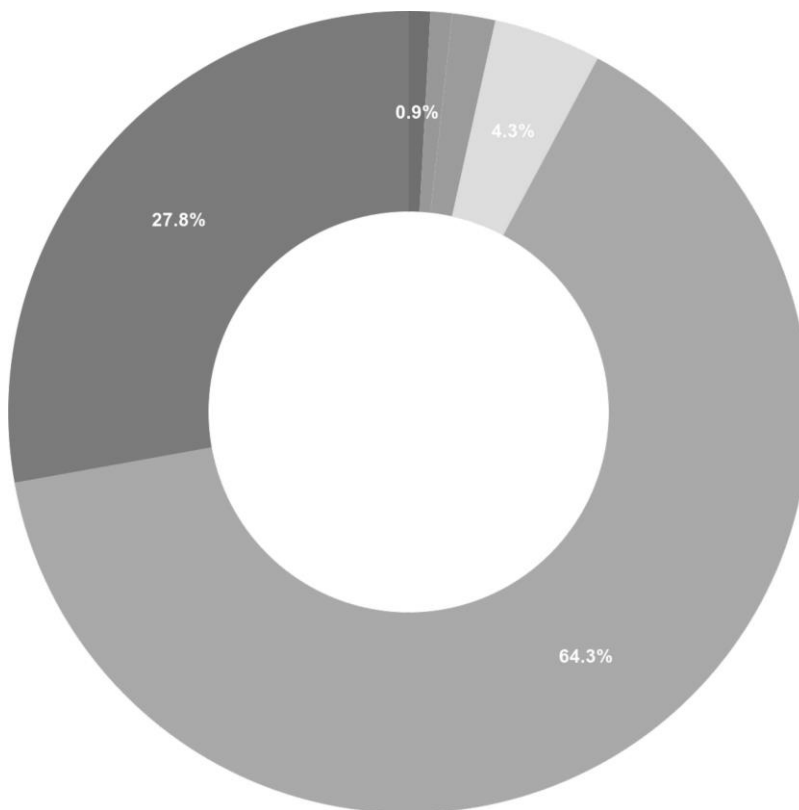


Answered: 105 Unanswered: 0

Choice	Total
- I will volunteer to serve on an advisory group to help create the appropriate	2

Choice	Total
documents.	
<input type="radio"/> I will volunteer to host an informational neighborhood meeting.	
<input type="radio"/> I will volunteer to contact neighbors and/or people I know to promote the results of the straw poll.	3
<input type="radio"/> I will volunteer to collect proxies and attend the annual meeting.	6
- I plan to vote (by attending or by proxy) at the WFCA Annual General Meeting.	72
- I have no interest to participate.	31

Q10 OPPORTUNITY #4: Short-Term Rentals in WFCA Neighborhoods*



Answered: 105 Unanswered: 0

	Choice	Total
-	I will volunteer to serve on an advisory group to help create the appropriate documents.	1
<input checked="" type="radio"/>	I will volunteer to host an informational neighborhood meeting.	1
<input checked="" type="radio"/>	I will volunteer to contact neighbors and/or people I know to promote the results of the straw poll.	2
	I will volunteer to collect proxies and attend the annual meeting.	5
-	I plan to vote (by attending or by proxy) at the WFCA Annual General Meeting.	74
-	I have no interest to participate.	32

Q11 If you plan to volunteer, please provide your name below or contact Pegasus Properties at Pegasus.properties@gmail.com

Saturday, May 11, 2024 at 12:55 PM UTC

Name:: Brett Niehaus

Phone:: 8126309263

Email:: brettniehaus@gmail.com

Saturday, May 11, 2024 at 12:30 AM UTC

Email:: A.kilgas@outlook.com

Saturday, May 11, 2024 at 12:03 AM UTC

Name:: Julie James

Phone:: 812-340-3044

Email:: jjvisionblue@gmail.com

Thursday, May 2, 2024 at 5:11 PM UTC

Name:: Mara Dahlgren

Phone:: 847-682-5452

Email:: maradahlgren@gmail.com

Tuesday, April 30, 2024 at 7:57 PM UTC

Name:: Daniel D Edgar

Phone:: 14845747387

Email:: d.edgar14@gmail.com

Monday, April 29, 2024 at 12:41 PM UTC

Name:: Joan Freeman

Phone:: 812-327-6097

Email:: joanef31@att.net

Saturday, April 27, 2024 at 7:11 PM UTC

Email:: alanthiery@msn.com

Saturday, April 27, 2024 at 10:26 AM UTC

Name:: Ema

Phone:: 8126502883

Email:: Ealant@gmail.com

Saturday, April 27, 2024 at 1:46 AM UTC

Name:: Sandy Martin

Phone:: 7653667824

Email:: sandym1234@aol.com

Friday, April 26, 2024 at 10:39 PM UTC

Name:: April Tatom

Phone:: 8123614302

Email:: amtatom@yahoo.com

Friday, April 26, 2024 at 10:00 PM UTC

Name:: Daniel Patrick Brown

Phone:: 8122690918

Email:: keitel5@outlook.com

Friday, April 26, 2024 at 9:40 PM UTC

Name:: Karen Watson

Phone:: 8123459173

Email:: Karen.watson.bloimington@gmail.com

Friday, April 26, 2024 at 9:31 PM UTC

Name:: vertessa hall laloggia

Phone::8123205512

Email:: htesshall@aol.com

Friday, April 26, 2024 at 8:57 PM UTC

Name:: Ping Xue

Phone::5025445940

Email:: cranberry1109@yahoo.com

Friday, April 26, 2024 at 8:51 PM UTC

Name:: Molly Rosenberg

Phone:: 8048396884

Email:: mollysr2a@gmail.com

Monday, April 22, 2024 at 8:20 PM UTC

Name:: Anita Douglas

Phone:: 812 322-4499

Email:: Anita.douglas@att.net

Answered: 16 **Unanswered:** 89

Q12 Finally, if you have any comments or feedback on any of the questions contained in this Straw Poll, please include them here. The WFCA will be reviewing all feedback and following up, as needed, with those who have provided an email address.

Saturday, May 11, 2024 at 1:55 AM UTC

Glad to know that you're using the straw poll to collect opinions about our community. Kudos!

Friday, May 10, 2024 at 11:22 PM UTC

My property, my. Decision

Friday, May 10, 2024 at 10:39 PM UTC

We don't operate within a condo association. Homeowners should be given a lot of freedom on what to do with their homes as long as they don't create a nuisance for the neighborhood or fail to maintain their environment or do anything that will devalue their property and others in their environment. I don't believe

it is in the interest of our homeowners' association to create a system of policing other home owners in a way that will be difficult to sustain. I think we should concentrate on whether homeowners are keeping their home environments in good shape. But to start monitoring who rented on a short or long term when there are no issues with a particular renting might become unsustainable for us. I have seen home owners who are more careless with their properties than renters. I think the issue is not about renting per day, but about maintaining our properties. That should be our main concern. If someone is renting and their renters are causing havoc in the neighborhood, then we deal with that specific home owners but not go out of our way trying to create rules that may not be necessary to all of us.

Friday, May 10, 2024 at 10:32 PM UTC

Please reinstate nature's way for landscaping services. Wells is vastly inferior.

Thursday, May 2, 2024 at 5:11 PM UTC

I'm happy to host an informational gathering about all of the questions for my neighborhood

Wednesday, May 1, 2024 at 9:52 PM UTC

Look at homes in very expensive neighborhoods. All colors and styles! WF looks very outdated and 'cookie cutter mentality'.

Tuesday, April 30, 2024 at 7:57 PM UTC

It strikes me that the neighborhood is old enough now that attempting to maintain a particular fixed image of what the neighborhood is supposed to look like is only going to make upkeep and maintenance more difficult. Additionally, the houses on each street are alike enough in architecture that I think it's actually a good idea for them to be allowed to diverge in artistic style because I don't like when all the houses look the same.

Therefore, I support letting each home-owner make their property their own visually as long as that vision involves them actually trying.

Mostly, I think the HOA should only get involved in matters like this when someone is clearly being lazy (e.g. not cutting grass, removing dead trees, leaving trash in their yard, etc).

Likewise, I'm not against rental units in the neighborhood so long as they're not disruptive or poorly maintained. Let's try and keep the commercial rental companies out of here as long as possible though, eh?

Tuesday, April 30, 2024 at 10:20 AM UTC

Front of house landscape maintenance- many residents in the WFCA do not maintain front landscaping to a degree that the home is overgrown, weedy, and detracts from the aesthetics of neighboring homes.

Front landscape maintenance should be required of all residents of WFCA.

High schoolers speeding through WFCA neighborhoods- this issue is becoming worse with each year, especially as they use Wylie Farm Rd as their main route through WFCA. It can be dangerous to pull out of roads or driveways during before and after schools hours due to this issue. WFCA should work with the Bloomington Police Dept. to enforce speeds throughout the neighborhood and/or consider the installation of speed humps or similar to slow traffic speeds.

High school pickup blocking WFCA roads- this is especially bad at the intersection of Wylie Farm Rd and S. Henderson St. Parents park along both sides of Wylie Farm Rd. in an area clearly marked as 'No Parking' and it relegates Wylie Farm to a one-lane road. The no parking should be enforced here as it makes it difficult for residents to enter and leave the neighborhood during after school hours.

Tuesday, April 30, 2024 at 1:01 AM UTC

first and most important: terminate the Winslow Farm HOA!

Secondly, have the city remove the island (drunk trap) on Azalea because nothing will grow in the 4 inches of soil that was put in above the street level. A concerted neighborhood effort was made 2 years ago, with neighbors donating over \$200 worth of plantings only to have it all die.

Also, why are our walkways not cleared of snow, since they are common areas? And why is the board not concerned about the washouts next to the sidewalks leading up to the walkways which could cause serious injuries. Why is the board not concerned about the buckling sidewalks and the traffic that drives way above the speed limit. But by God they want their ponds pretty!

We all pay the same dues, and Moss Creek reaps the benefits.

Monday, April 29, 2024 at 3:17 PM UTC

Three things that I would love to see addressed in the future:

1. The number of young kids flying through the neighborhood in their cars, sometimes racing each other, sometimes taking up both lanes needs to be addressed. It is very dangerous.

2. Cars lined up at the entrance closest to the high school: this is also dangerous as it blocks traffic, creates situations where children are hidden behind cars until they walk out from them, makes it so that

individuals trying to leave the neighborhood cannot. There are clearly signs but they are not followed.

3. Pot holes and crumbling streets throughout.

Sunday, April 28, 2024 at 1:26 PM UTC

I really wish the new fencing proposal could include an 8-foot see-through fence to keep deer out of my garden. Picture something like a wrought-iron 6 foot fence with a 2-foot extension that is wire secured to wrought-iron poles, or just an 8-foot wrought-iron fence. It would be something that you can see through, but 8 feet high instead of 6 feet. Most deer can easily jump a 6-foot fence. Perfectly fine with me if the new regulation says only APPROVED styles are permitted - it must look nice and professional. OK if rule says "fencing should extend no closer to the front of the property than the garage door." Several of my neighbors, and I myself, adore gardening, and the incessant deer browsing is so upsetting. Thank you.

Sunday, April 28, 2024 at 1:03 AM UTC

Having never lived in a place with an HOA the concept is a major limitation on owners. Though the HOA requires realtors to tell buyers about HOAs, mine never did and I first learned of its existence when I got my first bill. The realtor is now long deceased.

I find the rising cost of dues to be more than a bit troublesome, especially when I see work and budgets of the HOA a very seldom anything that affects my neighborhood. (I have discouraged some friends from buying in Winslow farms because of the cost and the almost ridiculous nature of some of the rules).

I agree that there needs to be a change in fence rules. The animal rescue programs in the area almost all require an adopter to have a fence. It seems that the rules outlaw the responsible way to get a dog.

Saturday, April 27, 2024 at 11:04 PM UTC

I favor the disbandment of WFCA at the earliest possible date, presumably 2020.

Saturday, April 27, 2024 at 7:11 PM UTC

Regarding fences: the only fence that looks good is of the wrought iron look. All others are hideous and very, very ugly.

Only wrought iron types should be allowed, as Lennar homes are in Johnson County and elsewhere. Other neighborhoods with their solid wood and plastic fences are hideous and ugly. WF homes are way above installing a chain link fence. It's a sure sign it's a lower class home/neighborhood if you see a chain link fence.

Saturday, April 27, 2024 at 1:47 PM UTC

I would like, at the very least, for owners of homes they are renting to be responsible for lawn maintenance and not expect their tenants to do it because they rarely do.

Saturday, April 27, 2024 at 1:35 PM UTC

Very well done. Thank you for all your hard work.

Saturday, April 27, 2024 at 12:55 PM UTC

Thank you for doing this. Your work is appreciated.

Saturday, April 27, 2024 at 12:49 PM UTC

I would like to see the board develop or enforce a policy on eliminating invasive species, especially Asian Bush Honeysuckle, from properties. This is causing damage to our tree canopy, discourages native species, and is bad for birds and other wildlife. It also obstructs the open design of Winslow Farms and hinders City of Bloomington efforts to foster a healthy urban forest environment that keeps our city clean and cool. If we love our neighborhood trees, we need to support them by removing these invasives.

Saturday, April 27, 2024 at 10:26 AM UTC

I do feel there should be guidelines to keep the area neat and well-taken care of. Rules need to be reasonable to accommodate personal and cultural variety. Rentals need to comply to the rules.

Saturday, April 27, 2024 at 2:05 AM UTC

When we moved in, in 1998, long-term rental were not permitted.

The original records for color standards have either been lost or are colors defined for Smith Alsop paint. They went bankrupt years ago. We have no record of equivalent colors.

Styles change as do color preferences - and suitable building materials. The WFCA Board should not be concerned about choices homeowners make, as long as their property is well kept and not generally unsightly, or intrusive upon their neighbors.

As a homeowner I have never asked for approval for changes and never been fined for none-compliance. After two decades of failure to enforce compliance, I see no way to enforce them now.

I am told that BNB's are not permitted but I know of at least two in two different neighborhoods.

There is no point in having CCR's that are not enforceable. Let homeowners do what they want, as long as their property is well kept and in compliance with city ordinance.

Friday, April 26, 2024 at 11:56 PM UTC

The question about fences didn't give enough options. For example, I am not fond of tall fences, but alternate materials would be okay.

Friday, April 26, 2024 at 11:06 PM UTC

I have looked at the color requirements and cannot figure out what my house colors are because of the names. I would suggest in the future using common color names instead of paint label names, such as, pale, medium, or dark green; pale, medium, or dark blue; pale, medium, or dark gray, etc. Or, associate the colors with a known object: sunshine yellow, blueberry blue, grass green, buttercream yellow. You should also have a directive about painting the brick facade. I think we can add at least greens and blues to the color code and make our neighborhood look more updated.

Another item that needs attention are the islands on Azalea. These need to be planted and maintained regularly by the HOA. Individual islands seem to have been adopted by residents and I applaud them, but this is an HOA responsibility. Right now, a couple of them make our side of the neighborhood look tacky.

And the tree removal along Henderson is awful! Are there plans to replant?

I just want to say that every time I enter the neighborhood from Henderson that I'm taken away by the beauty of the blooming trees! Let's strive to keep our neighborhood attractive.

Thank you for all your hard work!

Linda Barnhill

Friday, April 26, 2024 at 10:26 PM UTC

The whole premise that HOA regulations/covenants have played a significant factor in increasing the value of homes is flawed. Short housing supply and high demand for housing better explains this increase. It is disingenuous for HOA's to claim these regs/covenants have led to this positive outcome of higher valuations. Additionally, for many residents, their homes are their primary long-term asset. How we

choose to use our asset should be our choice. If a house falls in disrepair the houses surrounding it will not decrease because of the diminished housing supply. HOA's should focus on simply maintaining the landscape of public spaces including neighborhood entrances.

Friday, April 26, 2024 at 10:16 PM UTC

I have another in Sweetbriar. A new 2023 homeowner has had a boat sitting in the street for the past week. Last summer, they had the boat and/or lawn mowing equipment on a trailer parked on the street for a good part of the summer,

Friday, April 26, 2024 at 10:00 PM UTC

This straw poll was set to me as a resident of Mass Creek. Feel free to disregard the responses.

Friday, April 26, 2024 at 10:00 PM UTC

I do believe that homeowners should be given a great deal of latitude in choosing which colors their home's siding and roofs should be; however, there also should be some sort of limitation on garish or overly accentuated colors can be employed. I realize that this is a lot to ask because what is garish or overly accentuated is a nebulous area. The slippery slope here is saying one can pick whatever color one wants and then someone chooses to change their siding to a bright Chartreuse or Fuchsia and neighbors will be incensed because such a glary home will be an eyesore and home values for them will probably decrease. I'm not sure exactly how such a provision can be written that constrains the bold changes, but I would think that common sense would dictate some sort of limitation (I realize that common sense, as Voltaire noted, isn't all that common).

Friday, April 26, 2024 at 9:37 PM UTC

Terminate WF HOA

Friday, April 26, 2024 at 8:48 PM UTC

Several of the flagstone "bridge" areas are in need of repair. Thanks!

Friday, April 26, 2024 at 8:41 PM UTC

Thank you for doing this poll! As you mentioned these rules were created over 30 years ago and many should be changed and/or updated.

Friday, April 26, 2024 at 8:30 PM UTC

Short term rental should be banned.

We should enforce noise restrictions at night or even during the day - including ultra-sonic devices that create unpleasant yet consistent noises backyard that hinders neighbors

Friday, April 26, 2024 at 8:29 PM UTC

Winslow Farms HOA is a joke. I have seen our neighborhood go downhill for many years. I stopped attending board meetings when a board member told me that residents can do anything they want, the only way to stop them is to get a lawyer and sue your neighbor. Her husband was/is an attorney. And the pond situation...what an ugly mess.

Answered: 31 Unanswered: 74