

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



Winslow Farm Garage Sale **September 25th 8:00 -2:00**

The neighborhood garage sale is scheduled for Saturday, September 25th from 8:00 a.m. to 2:00 p.m., weather permitting. WFCA will place an ad in the Herald Times newspaper to advertise the neighborhood sale. Rain date will be October 2nd from 8:00 a.m. to 2:00 p.m.





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. First, Winslow Farm 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 and governed by the CCRs and Bylaws of WFCA. 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. When a single family neighborhood doesn't have a neighborhood committee, the Board of WFCA acts in its place. Each condo/paired patio neighborhood is also governed by its own set of Covenants, Conditions and Restrictions and Bylaws and has its own Board.

Unlike a homeowners' association, WFCA is the master Community Association that oversees the common area owned by WFCA within Winslow Farm. Property maintained by WFCA includes the three main entrance signs, street islands, wooden walkways, bridges, fencing, gazebo and the dry and wet ponds.

There has been a lot of discussion lately regarding the ponds. Questions have arisen about the ownership and maintenance of the ponds. The CCRs of WFCA, Moss Creek and Moss Creek Village all list the ponds as their common area.

The legal description of Moss Creek's common area includes portions of pond 3 including a portion of the weir. The previous and current Board of WFCA has asked to meet with Moss Creek in order to come to an agreement on maintaining the ponds. As of the writing of this newsletter the response tFCA received from their attorney states: The Moss Creek Board has been in meetings and discussions and is working toward a response to the WFCA's request for mediation. " We are hopeful that the Boards will be able to meet soon.

Pond Design Project Complete!

The design concept report has been completed by Bledsoe, Riggert, James and Cooper. A copy of the report and a question and answer section is available on our website at <https://www.winslowfarmcommunity.com/ponds>. The report offers two options for ponds 3 & 4. One option is to return these ponds to their original creek bed state and the other option is to keep them as wet ponds. We have had some suggestions to fill in the ponds and this is not possible as the ponds serve as storm water drainage. So, which option will the Association be going with for addressing the ponds? That is up to you, the homeowners. As large an investment as it will take to do the work on ponds 3-7, this is a decision for the membership to make. We are currently looking at grant opportunities and financing options for the work. If anyone is interested in helping to write for the grant please contact us. We hope to have an in-person meeting in the coming months to discuss the options and for the membership to vote. In the meantime, we ask all of you to please read the report.

Information for Single Family Neighborhoods

Responsibilities of homeowners in the single family neighborhoods

What are your responsibilities as a single family homeowner?
To keep your property in good condition and keep it from becoming unsightly. This includes:

- Mow the yard, the City of Bloomington Code requires all lawns to be 8 inches or less
- Remove dead trees from your property
- Maintain your sidewalks - is your sidewalk a trip hazard? The City of Bloomington has a sidewalk assistance program for more info go to <https://bloomington.in.gov/transportation/sidewalks/repair-assistance/>
- Clean the mold off your siding. If you are a do-it your selfer, there are products like "Wet and Forget" that are applied with a garden hose. Power Washer Plus will give you a discount for being a WFCA member. Their number is 812-334-3850 or email info@powerwasherplus.com and let them know you are part of Winslow Farm!

Please help keep the neighborhood looking good by following the CCRs and keeping your property from becoming unsightly.

Sweetbriar streets are being paved this year!

The City is scheduled to pave the streets in Sweetbriar this Month! Sweetbriar residents should receive notice from the City prior to the work starting.

Fences and Exterior Alterations

All fences within Winslow Farm must have Board approval prior to installation and must conform with Section 9 of the CCRs. We have seen a few fences that are not compliant and are addressing them. Remember if you install a fence without authorization you may be required to remove it as stated in the CCRs.

Planning Exterior Renovations?

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. Exterior alterations must conform with the original color schemes of the neighborhood. 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:
• **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

Reserve Study

The reserves of the Association are low but not depleted. We currently have almost \$100,000 in reserves for all the common area. This is about a quarter of what is needed to fund the reserves for all the common area. A study of the Association's reserves was completed last year and a copy of the report is available on our website at

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

We know people love to feed the ducks and geese but please don't!

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

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.

2021 Dues Payment Reminder!

We have a few homeowners who have not paid their 2021 dues or paid the wrong amount. We have mailed out letters to these owners. If you haven't paid your dues, please do so ASAP! If you are experiencing financial difficulties please contact us to set up payment arrangements.

High speed internet may be on it's way to Winslow Farm! We received word that AT&T applied for a permit with the City to run fiber lines through Winslow Farm and the permit has been granted. We'll keep you posted as we learn more!

Board Members Needed!

It's almost time for the annual meeting and each year new Board members are elected. If you're interested in serving on the Board and would like to know what it entails please email us at wfca@winslowfarmcommunity.com!



Monthly Board Meetings and Newsletters

The Board meets the second Tuesday of each month at 6:00 p.m. and is currently by Zoom. With the outbreak of the Delta variant we are continuing to hold meetings by Zoom. We do plan to hold the annual meeting in person. If you're not on our email list and would like to receive an electronic link to the meetings, please email us.

Contact information Visit our website at www.winslowfarmcommunity.com or email us at wfca@winslowfarmcommunity.com.

To contact WFCA Management Company

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