

Winding Brook News

February/March 2018



Spring is here according to the calendar if not the weather, and it will surely stop raining soon, right? And we can move forward with the many projects clamoring for attention.

From the Board: *Woodlands Projects*

The October/November newsletter listed projects completed or nearing completion in 2017. Phase one of the grading and drainage project has been completed (buildings 1-7). Hoosier Water Away will start on phase 2 soon.

Also completed: foundation repair for unit 2394; mowing of the pond; a flooded basement dried out and downspout realigned (unit 2390); and miscellaneous repairs. We have signed an agreement with Duke Energy to install a new street light in the bump-out between buildings 1 and 2.

Roofs: In 2017, we repaired and restored the roofs of four buildings. The next in line is building 4, which upon closer inspection turned out to be too far-gone for repair/restoration, and must be replaced. We have chosen a less expensive alternative to the cedar shake roofs of the past. The

work will start as soon as weather permits, hopefully the week of April 9.

Trees. We received an updated tree report from Seth Inman and approved his recommendation to treat 9 ash trees to protect them against EAB (Emerald Ash Borer). The trees are currently healthy and we want to keep them that way. The treatment will begin in late May or early June. Other recommendations in the tree report will be implemented depending on funds available. Seth's report has been posted on Google Drive for your convenience.

For information about other projects, see the monthly maintenance reports, which are posted, along with meeting minutes, on the Woodlands web site: www.woodlandshoa.net

Reserve Study. Our auditors, who gave us a "clean" evaluation for 2015 and 2016, recommended conducting a reserve study to facilitate long-term planning. The study will project our expenses 30 years out, allowing us to predict more accurately what our budgetary needs will be over a period of years, rather than simply trying to keep up with the current year's needs. It will also help us decide when a dues increase will be needed, and how much. Many banks require a reserve study prior to approving mortgages – our financial manager, Carolyn Brown, often gets questions from banks and realtors about this. Inspections and data collection for the reserve study will begin soon.

Do you want to get the newsletter electronically? Just let Jeanette know: jaycee0740@gmail.com

Parking. The January newsletter included a section on parking issues and possible solutions. The latest development is that we will create handicap-accessible parking spaces for three Woodlands residents with documented disabilities, as specified by the ADA.



A handicapped space must be twice as wide as ordinary spaces. Thus, two visitor spaces in front of Building 4 and one in front of Building 1 will be lost. This makes it impossible to accommodate requests for a second assigned parking spot for residents on the Circle. Target date for re-stripping and renumbering spaces is **April 6**, weather permitting.

Over-zealous Contractors? We have heard about a contractor who approached a Woodlands homeowner about work, and claimed to be working for the HOA – which is not true. The HOA will never approve contractors to solicit business from residents.

Yard Signs. Some homeowners have commented on the proliferation of signs on Woodlands property. The Declaration of Covenants states that no advertising signs, billboards, etc. may be displayed on the premises. Signs advertising a unit for sale or for rent may be displayed in a window, but not on the grounds. See the Covenants § 31 (c) for the precise wording.

To feed or not to feed?



If you choose to feed a stray cat, please take the bowl indoors after the cat has eaten. Leaving the food out will attract other animals, such as raccoons, skunks, and opossums. For cats or dogs who might be someone's lost pet, you can post a picture on the Facebook page **Bloomington Indiana Lost and Found Pets**.

Invasive Plants/MC-IRIS. Kriste Lindberg of the Buildings and Grounds Committee sent us several links with information on invasive plants and what to do about them. As novices on this topic, we don't know where to start. An easy first step is to invite **MC-IRIS (Monroe County – Identify and Reduce Invasive Species)** to tour the property with us to identify invasive species and offer advice. Why should we care? Invasive plants harm pollinators, wildlife, and rare species. Learning which invasive plants are actually present will help us decide what action to take. If you would like to participate in an invasive plant tour of the Woodlands in May or June, email: jaycee0740@gmail.com

Deer-Resistant Native Plants: Deer are cute but they also eat our flowers! The Bloomington Environmental Commission has prepared a fact sheet on native plants that do not attract deer. Download the pdf at: www.bloomington.in.gov/environment

Thanks to Donna Davis for this tip!