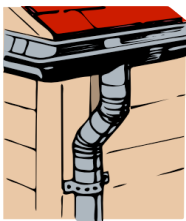


Winding Brook News

April/May 2018

From the Board: As you know, we are in the process of separating from Tempo Properties. We are currently reviewing bids from other management companies and will conduct interviews on May 30 – stay tuned! We hope to have a contract in place with a new company by the end of June.

Work in Progress. Hoosier Water Away is working on the grading/drainage project around buildings 8 through 14. Nature's Link has begun to remediate eroded areas around buildings 1 through 7, where the grading and drainage work is already completed. NL started with the sides and back of building 6 (units 2354 – 2348) in early May. Many thanks to **Keith Mize** (2350) and **Lee Bittner** (2346), who have watered the newly planted areas twice a week, to ensure proper germination. Are Woodlands homeowners great or what!



Downspouts and rocks. Anthony of HWA noticed that some residents or landscapers had moved rocks that were intended to stay in place, and also moved drains and downspouts. HWA will secure downspouts to drains using small screws. Meanwhile, please take care not to dislodge your

downspout, and do not move rocks that were put in place by HWA – there are DRAIN BOXES under those rocks. Moving the rocks or downspouts can result in flooded basements – the very opposite of what the drainage project is meant to achieve.

Mark your calendars!



Hors d'oeuvres on the Pond Deck

Saturday, June 23, 3:00-5:00 pm
Rain date, Sunday June 24

Join your neighbors for a casual social event on Saturday, June 23, 3-5pm. Bring a dish or snack to share – your favorite! The HOA will provide ice, water, tea or lemonade, disposable plates, utensils and cups. The grill on the deck is available for homeowners to use if they wish.

The Woodlands **policy on grills** is under revision. The draft policy is:

“In line with Indiana Fire Code and advice from our insurance carrier, charcoal grills, charcoal or wood-burning fire pits, and open flame devices of any kind are prohibited. Gas grills and gas fire pits with running gas lines are also prohibited. Propane gas grills and propane gas fire pits are prohibited on decks or within 10 feet of a building. Propane gas grills and propane gas fire pits may be operated on a patio or in an enclosed fenced

area and must be supervised at all times. Electric grills are permitted without restriction.”



Branches from tree trimming:

Recently, someone has been filling the dumpster near garage 5 with cut branches, leaving little room for trash. We recommend that cut branches be left in the woods to dry out naturally until they can be hauled away.

Living with Wildlife . . .

As you know, the Woodlands has been recognized by the National Wildlife Federation as a backyard wildlife habitat that is hospitable to birds, deer, and numerous smaller animals such as squirrels, raccoons, bats, opossums, and more. What should you do if the critters invade your home?

Mice: if you have seen evidence of mice in your unit, please ask the property manager to check for openings where the mice can enter, and patch or plug the holes. Unfortunately, mice can get in through extremely small spaces! Getting rid of mice in your unit is up to you, whether with “catch and release” traps, old-fashioned traps, or other methods.

Animals larger than mice, especially squirrels, bats, and raccoons may also find their way into our homes at times. Again, send a message to the property manager, who will contact the appropriate agency to remove the

animal humanely and release it at a distance. However, the removal may not always happen as quickly as we would like. One homeowner saw a raccoon on her balcony, chewing at the wood, looking for a place to have her babies. A trap has been set, and when mother and babies are caught, they will be transported several miles away and released. Meanwhile, they are still there . . . ☹



HOA water spigots

There are three water spigots on the property, one near garage 3 (on your right as you approach the Circle), one behind garage 5 (not far from the pond deck), and one on the Court, between buildings 10 and 13. Homeowners who choose to water vegetation planted by the landscaping company are free to use these spigots. We suggest that water from your own spigot be used to water flowers and herbs that you have planted in the front and/or back of your unit.

New Neighbors. ‘Tis the season for buying, selling, and moving! The Woodlands has two new homeowners, Sam Troxal in 2358, and David Martin in 2368. Both units were formerly rentals, so it’s nice to see them occupied by owners. Several other new residents are expected soon.

Want to receive this newsletter on email instead of paper? Let Jeanette know (jaycee0740@gmail.com).