

WINSLOW FARM COMMUNITY ASSOCIATION NEWSLETTER

Spring 2010



LETTER FROM THE BOARD PRESIDENT

When each of us chose to purchase property in one of the eight neighborhoods that make up Winslow Farm, we took on both the obligations defined by the Winslow Farm Community Association (WFCA) covenants on those properties and the right to participate as active members of the Association. The personal encumbrances placed on us all by the association covenants serve to help keep our greater neighborhood what it is: designed by a single developer, with common architectural themes and integrated color schemes, for neighbors who constrain some of their personal choices and pay an annual fee to maintain common property for the benefit of everyone. By willingly adhering to these covenants we create value for everyone.

Yet, our neighborhoods are different and each of us come here from a variety of backgrounds, with different personal habits and preferences, and financial resources. We know some rules sit easier with some people than others. WFCA and your individual Neighborhood Architectural Committees are mechanisms to help understand different perspectives, and to find common ground, within the constraints of our rules and covenants.

Winslow Farm faces some issues that do not have easy solutions. Among them are: the renewal of the property covenants; the maintenance of “stacked stone walls” erected by the property developer almost 20 years ago; varying personal interpretations of different neighborhood rules; and the degradation of some pond banks as a result of rodent infestation and aging liners. By participating in the process of discussing these issues, you can help maintain a better neighborhood for everyone, and gain good neighbors for yourself. I invite you to do so and offer my thanks to those who can.

Jeff Thomas, President

NEIGHBORHOOD COMMITTEES

Each of the neighborhoods that are not a part of a condo association has a Neighborhood Committee, also referred to as the Neighborhood Architectural Committee, as outlined in that neighborhood’s Covenants and Restrictions. The committee is responsible for approving or disapproving improvements to properties including fences, paint colors, tree removal, etc. If you are planning on doing exterior improvements this year, be sure to make written application to your Neighborhood Committee. Each Neighborhood Committee is made up of 3 members and we have vacancies to fill. If you are interested in serving on your Neighborhood Committee, please contact a committee member, Board member or our property manager.

Bent Tree:

Marilyn Bourke 339-6328
Susan Stein 339-6544

New Bent Tree:

Nancy Szakaly 339-6311 xmastree@earthlink.net
Joanne Bunnage jbunnage@indiana.edu
Judy Lucas 337-8379

Laurelwood:

Phyllis Mitchell 336-4081

Olde Mill:

Karen Oeding 339-7002
Beau Vallance 339-7864
Louise O’Connor 333-4937

Sweetbriar:

Empty! Please let us know if you are interested in serving on this committee!

Winslow Farm Community Association
323 E. Winslow Road Ste. 100
Bloomington, IN 47401

MONTHLY MEETINGS

Each month the Board of Directors holds a meeting that is open to all homeowners. This is your opportunity to share ideas, concerns and get to know others who live in Winslow Farm. Our meetings are held on the second Thursday of each month. April’s meetings will be at 5:30 p.m. at Jackson Creek Middle School in Room B104. Enter the building using Entrance 3 - adjacent to the south parking lot, room B104 is on the left. May, June and July’s meetings will be held in the Fellowship Hall of University Baptist Church located at 3740 E. Third Street - just west of the Smith Road and E. Third Street intersection.

Watch our website www.winslowfarmcommunity.com for updates on meetings and general information.

OUR MANAGEMENT COMPANY

Carole Damon of Capital Realty, Inc. is our property manager and homeowners first point of contact for homeowner concerns, requests and questions. Her office is conveniently located in Winslow Plaza. Feel free to stop by, email or call Carole with any issues or concerns you have.

Carole Damon

CAPITAL REALTY GROUP, INC.

323 E. WINSLOW ROAD, SUITE 100

BLOOMINGTON, IN 47401

(812) 331-9095

email: winslowhoa@bluemarble.net

NEW COMMITTEE FORMED!

At the February meeting, the following proposal was made by a group of homeowners:

To establish a committee to do a comprehensive study of storm water management (SWM) in Winslow Farm. The study would encompass assessment of what is currently referred to as the dry pond located in the Sweetbriar neighborhood, the wet ponds 1-7 located generally in Moss Creek and Moss Creek Village, water flow in other neighborhoods where erosion is evident i.e. Laurelwood/Sweetbriar, Olde Mill, New Bent Tree, etc. We recommend that the study include assessment of all functional aspect of the system including inlets and outlet structures, culverts, piping, landscaping, embankments, vegetation and so on.

The purpose of the proposed study is to evaluate the current SWM in Winslow Farm and to develop and propose a ten year plan for repairs, maintenance and improvements in support of the following goals:

- *Long term flood control*
- *Erosion prevention*
- *Property Value protection*
- *Cost effectiveness and efficiency and*
- *Investigation of the feasibility and desirability of new SWM techniques (such as rain gardens, bio swales, native plant landscaping, etc.)*

We further recommend:

**That the Board appoint a standing committee on Storm Water Management to oversee and make recommendations on current SWM Operations and*

**That this Storm Water Management Committee be also charged with the responsibility of seeking proposals from two or more reputable companies and nominating to the Board from among them a licensed professional resource for conducting the study outlined above.*

The Board of Directors voted to create a Storm Water Management Committee. The Board would like to have members from each of the eight neighborhoods serve on this committee. If you are interested in serving, please contact Board President, Jeff Thomas.

BOARD OF DIRECTORS 2010

President, Jeff Thomas, Olde Mill
2220 S. Olde Mill Drive
home phone: 331-2705 cell phone 443-220-1673
e-mail: thomasjbg@hotmail.com

Vice President, Nancy Szakaly, New Bent Tree
2128 Azalea Lane
home phone: 339-6311
e-mail: xmastree@earthlink.net

Treasurer, Anita Douglas, Moss Creek
722 E. Moss Creek Drive
home phone: 339-9228 cell 322-4499
e-mail: anita.douglas@att.net

Secretary, Beckie Owens, Moss Creek
716 Winslow Farm Drive
home phone: 333-6731
email: rowens@indiana.edu

Member, Phyllis Mitchell, Laurelwood
414 Wylie Farm Road
home phone: 336-4081
email: phyllisfm@yahoo.com

FROM THE TREASURER

Below are the year end balance sheet and profit and loss statement for 2009. If you have any questions regarding the figures, please feel free to contact me. This year we kept our annual dues at \$120. If you have not paid your dues yet, please do so asap! - Anita.

Winslow Farm Community Association Profit & Loss January through December 2009		Winslow Farm Community Association Balance Sheet As of December 31, 2009	
	Jan - Dec 09		Dec 31, 09
Ordinary Income/Expense		ASSETS	
Income		Current Assets	
Bayberry Fence Reimbursement	501.77	Checking/Savings	
Homeowners Fees	50,040.00	Monroe Bank Operating	7,241.62
Late Fees	1,230.00	Total Checking/Savings	7,241.62
Reimbursed Expenses - Income	62.88	Accounts Receivable	
Interest Income	2,430.90	Accounts Receivable	1,041.11
Total Income	54,265.55	Total Accounts Receivable	1,041.11
Gross Profit	54,265.55	Other Current Assets	
Expense		CD Monroe Bank XXXXX0149	45,347.00
Insurance	3,848.00	Monroe Bank Reserve Ck XXXX299	31,313.31
Lawn & Landscaping	9,955.00	CD Monroe Bnk - XXXX924 - 13 mo	30,247.72
Management Expense	9,184.23	Fed Tax 2008 Est Deposit	700.00
Ponds	5,736.72	Total Other Current Assets	107,608.03
Fountains	4,835.87	Total Current Assets	115,890.76
Professional Fees	2,714.00	TOTAL ASSETS	115,890.76
Repairs & Maintenance	1,337.44	LIABILITIES & EQUITY	
Snow Removal	240.00	Equity	
Utilities	2,726.92	Opening Bal Equity	85,490.47
Taxes	925.00	Retained Earnings	17,637.92
Total Expense	41,503.18	Net Income	12,762.37
Net Ordinary Income	12,762.37	Total Equity	115,890.76
Net Income	12,762.37	TOTAL LIABILITIES & EQUITY	115,890.76

2009 Winslow Farm Spending

