



Winslow Farm Quarterly

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Winslow Farm Community Association, Inc.

Summer 2007

President's Update

The Winslow Farm Community Association Board of Directors has, so far in 2007, installed fences and warning signs in the drainage areas of Sweetbriar neighborhood; cleaned, repaired and refinished the wooden walkways in the Bayberry neighborhood; repaired a broken water pipe in pond number 7 in the Moss Creek Village neighborhood; repaired a leaking weir in pond number 3 and replaced a burned out sump pump in the Moss Creek neighborhood.

The Board has reinstated all Neighborhood Architectural Committees and returned to them the power to approve changes to homes within their own neighborhoods. The Board has posted as much information as possible to our website (www.winslowfarm.info) to assist homeowners in understanding our responsibilities as members of a community association and as members of a not for profit corporation.

The Board has reduced costs to homeowners by self-managing common property owned by all of us. I encourage all of you to step-up to the task of self-management and volunteer to serve on the By-laws Committee, the Budget Committee, or the Landscape Committee. There is also a need for homeowners to help produce the Newsletter.

The Board and the By-laws Committee are taking a hard look at all of our documents and we encourage ALL homeowners to do the same. Our Covenants are in effect for 20 years, and they will automatically renew for another 20 year period or we can choose to terminate them at that time.

2007 has been an interesting year. With one of the driest springs on record we have seen wet ponds at the lowest levels (mud flats).

What is the appropriate role of common area in the Winslow Farm eight-neighborhood association? Should the wet ponds be viewed as an asset and/or liability of the entire community? Are these areas primarily for the enjoyment of the homeowners in Moss Creek and Moss Creek Village? Would the interest of the Moss Creek neighborhoods be best protected if they "owned" the wet ponds?

The answer to these questions will likely play a role in decisions to be made at the next annual meeting of the entire Community Association.

I encourage you to let us know your thoughts on these matters through participation in our online surveys and by attending meetings of The Board. Although the Documents that govern the ponds show some inconsistencies, the ponds are currently common property owned by the whole Community. Winslow Farm Community Association is charged with the management and maintenance of the ponds. Every homeowner in Winslow Farm must pay an equal portion of the cost of maintaining the ponds, and has an equal say in how they are managed.

The Board invites you to look to the future with us to identify possible changes that may make our community run more smoothly.

WF Board of Directors

Nancy Szakaly,
President

Bob Slisz
Vice President

Sherry Knighton-Schwandt
Secretary

Tana Nikirk
Treasurer

Nate Peterman
Assistant Treasurer

Winslow Farm Common Areas

The following community property is maintained with your annual homeowner fees:

- 1) Entrance signs at Henderson, Highland and Winslow.
- 2) Gazebo located in Sweetbriar.
- 3) Four (4) wood walkways on Wylie Farm Road.
- 4) Pedestrian walkways to Winslow Woods Park (does anyone know where these are located?).
- 5) Sidewalk entrances not constructed with concrete.
- 6) Woodlands.
- 7) The landscaped islands located in the streets of Winslow Farm.
- 8) The right-of-way owned by the City of Bloomington along Henderson Street.
- 9) "Fencing constructed by declarant".
- 10) "Walls constructed by declarant".
- 11) Ponds and pumping equipment.

Did you know that more than half of the residential land in Winslow Farm drains to the Sweetbriar dry pond? The maintenance of this area has been neglected for many years. The Pond Committee is reviewing the care of this area as well as the wet ponds. A scheduled maintenance plan and cost estimates are being developed for all common areas.

Landscape Committee Report

Common property owned by Winslow Farm HOA is cared for by Baker Lawn Care again this year. The areas include the three entrances, the grass area along Henderson between Wylie Farm Road and Graham Drive, the common areas in Sweetbriar, islands and "eyebrows" throughout the neighborhood, but not

the common area around the ponds.

Our contract with Baker includes mowing, weeding, edging, mulching, fertilizing, and crabgrass treatment. Baker is also doing pond chemical treatments as defined by the Board.

Please help us keep Winslow

Farm beautiful by maintaining your property and letting us know when you spot a common area needing extra attention.

"Take time to smell—and tend! - the roses."
Gardeners Saying

Dog Park Update

A number of homeowners have asked the Board to consider the addition of a Dog Park some place on common area owned by Winslow Farm. Currently, the two suggested locations for such a Dog Park are 1) the dry pond area at the corner of Henderson and Graham Drive, and

2) the wet pond area near Winslow Road

At recent Board meetings there have been discussions about the pros and cons. The Dog Park Committee is currently surveying homeowners.

Every resident may participate by taking an on-line survey at www.winslowfarm.info.



Pond Committee Report—Status of Community Owned Ponds

Winslow Farm has seven (7) wet ponds and one (1) dry pond. Two wet ponds are adjacent to Moss Creek Village condos and five are adjacent to Moss Creek condos. The dry pond is located behind Sweetbriar and Laurelwood. The ponds & pumping equipment are discussed in Section 8.2 of the Declaration. The ponds & pumping equipment located within Winslow Farm are Community Areas. The Association shall insure, maintain, repair and replace the ponds and pumping equipment to keep the water-scapes in a first class condition. All costs incurred will be a community expense.

The wet and dry detention ponds were installed by the developers, as required by the City of Bloomington, to detain and treat storm water runoff from homes and yards in Winslow Farm neighborhoods. The wet ponds' natural biological processes remove pollutants such as dissolved metals and suspended solids. Keeping the ponds in a first class condition for the purpose of storm water detention and pollutant control involves maintaining concrete structures (spillways) and maintaining the plant and animal life in and around the ponds so that the natural biological process occurs.

Wet pond maintenance this year has included:

- 1) Repaired a leaking pipe in pond #7,
- 2) Repaired the weir (concrete waterfall) between ponds #3 & #4,
- 3) Replaced a sump-pump,
- 4) Replaced an electrical box leading to the sump-pump,
- 5) Treating all seven wet ponds with copper sulfate to control algae,
- 6) Treating all seven ponds with AuqaShade to control unwanted plant growth,
- 7) Treating the ponds that have adequate water levels with aquatic herbicides for invasive weeds ,

Dry Pond maintenance this year has included:

- 1) An initial assessment of how to clean-up the area to increase it's effectiveness and beauty.

The Pond Committee is setting standards including,

- 1) Leaving an environmental strip of vegetation around the ponds,
- 2) Eliminating the use of fertilizer in the watersheds,
- 3) Developing criteria for the environmentally sound operation of our retention/detention ponds located in Sweetbriar/Laurelwood, Moss Creek and Moss Creek Village.

The cost of replacing wet detention ponds is about \$35/cubic meter. A cubic meter is about 1.3 cubic yards.

Therefore, a pond that is 3 feet deep and 100 feet long by 100 feet wide would be about 1,111 cubic yards.



2007 has been one of the driest years in recorded history.

Being a Good Neighbor!

The following are a few "common sense" ways to be a good neighbor:

- ⇒ **Always** walk your dog on a leash and remove their waste.
- ⇒ Do **not** park cars and trucks on sidewalk or blocking driveways.
- ⇒ No **RV's** or commercial vehicals.
- ⇒ Check City of Bloomington regulations before renting your home

or condominium.

- ⇒ Keep **sidewalks** free of snow in winter & weeds in summer.
- ⇒ Powerwash the **mildew** & keep house trim paint fresh.
- ⇒ Follow your neighborhood covenants as well as the covenants of Winslow Farm.



Well kept homes and yards keep Winslow Farm a desirable place to live and play.

Bylaw Committee Report

When you purchased your home or condominium in Winslow Farm you should have received official documents including the following:

- 1) Declaration of Convents, Conditions and Restrictions (CC&Rs) of Winslow Farm,
- 2) Declaration of Convents, Conditions and Restriction (CC&Rs) of your individual neighborhood,
- 3) Certificate of Incorporation of Winslow Farm Community Association, Inc., and
- 4) Code of Bylaws for the Winslow Farm Community Association, Inc.

These documents spell-out the rules by which all residents in Winslow Farm — owners and renters — are required to live by.



Know the Bylaws and rules governing the Winslow Farm Neighborhood Association, Inc.

After a comprehensive review of all documents, the Bylaw Committee has identified as many as 70 rules and restrictions regulating everyday life in Winslow Farm. These rules include:

- * Restrictions on the size and design of fences,
- * Exterior colors for you home and roof,
- * Where commercial vehicles owned by residence may be parked,
- * The number of pets allowed and their behavior, and
- * Limits on exterior equipment such as satellite dishes, basketball hoops, and lawn furniture..

The Winslow Farm covenants and restrictions may be enforced by any homeowner against any person violating (10.12. Enforcement, Winslow Farm CC&Rs).

Members of the Bylaw Committee will

continue to review our governing documents. They will seek residents input about the most important rules and what they control.

If you do not have these important Winslow Farm Neighborhood Association, Inc. documents, you may access them on our website at www.winslowfarm.info. You may also contact Sherry Knighton-Schwandt, WF Secretary for copies.

The Declaration of Coventants has an initial term of twenty (20) years running through the year 2012. At the end of this period, they will automatically renew for twenty years unless 2/3 of homeowners agree to terminate.

New Signs & Fencing in Sweetbriar

Have you noticed the new fences and caution signs recently installed at the end of Sweetbriar Court? This WF Common Area has swift water drainage following severe rains as well as a sharp edged culvert. Both of these conditions are of great danger to children, pets, and others.

While walking through Sweetbriar, take time to enjoy the gazebo and benches. These areas are welcoming places to enjoy WF Common Property and all of the lovely yards in Sweetbriar.

The Board is currently looking to add benches near the wet ponds.



Neighborhood Committees

The Winslow Farm community is made-up of eight (8) distinctive “neighborhoods”. Each of the neighborhoods is governed by their own Declaration of Covenants, Conditions and Restriction. These CC&Rs require each neighborhood to have an active Architectural Committee to respond to homeowners’ requests to make changes to property.

To maintain each neighborhood and to have a direct line of communication to your WF Board of Directors, each of the neighborhood committees must be fully functioning.

The following people are members of their Architectural Committee — or offered to serve on their Committee—and can be contacted with your questions:

1. Bayberry—Condo Board
2. Bent Tree— John Bailey, Sheaghan McConnaughy, Anna Weigand
3. Laurelwood- Carol Sullivan, Maroof Quarashi, Eileen Workman, Sean Person
4. Moss Creek- Condo Board
5. Moss Creek Village— Condo Board
6. New Bent Tree—JoAnne Bunnage, Lee Formwalt,

Nancy Szakaly

7. Olde Mill—Phyllis Koehnlein, Marcia McCracken, Erika Edens, Brian Oeding
8. Sweetbriar—Tana Nikirk, Sue McClary & Burk Brown.

Please consider volunteering to be on your Neighborhood Board.



Winslow Farm Annual Meeting—November



The purpose of the Annual Meeting is to elect new members for the Board of Directors and to approve the annual budget. Written notice of this meeting will be sent to each owner at the address as it appears upon the records of the Association. Nominations for the Board may be made in writing to the Secretary at least 10 days prior to the annual meeting by any owner eligible to serve. Three Directors will be elected this year. Watch the website and Fall Newsletter for more details.

Tips for Removing Mold & Mildew

The ugly greenish substance that covers exterior siding on many homes is mold & mildew. Simple steps will remove this unattractive substance and keep siding sparkling clean.

Cover any plants where the mixture will fall,

In a sprayer mix 3/4 bleach with

1/4 water. Spray the siding with the mixture and let it set for several minutes. Follow by spraying the treated areas with water.

A commercial product called JoMax can also be used to remove mold and mildew.

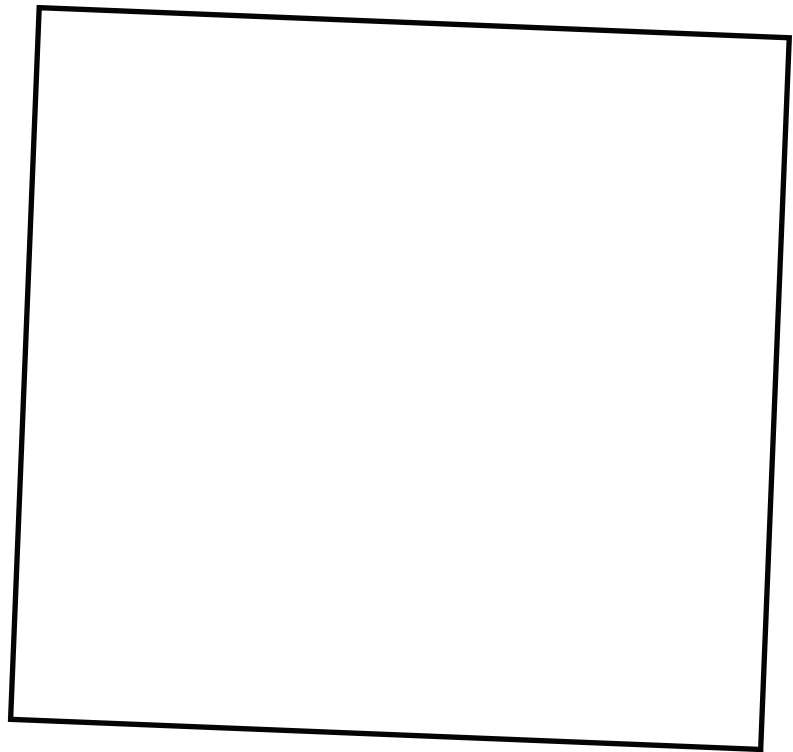


Simple Steps will Keep Exterior Siding Clean

**Winslow Farm
Neighborhood Association, Inc.**

Winslow Farm Community
Association, Inc.
P.O. Box 219
Nashville, IN 47448
Phone: (812) 988-6429

We're on the Web:
www.winslowfarm.info



You're Invited: Board of Directors' Monthly Meetings

All Winslow Farm owners and residents are invited and encouraged to attend the monthly Board of Directors' meetings. These meetings are held in the early evening at a time convenient for most homeowners. The meetings are held at the Monroe County Library in an accessible meeting room. The agenda for Board meetings includes committee reports, individual neighborhood reports, old and new business, budget reports, and administrative business.

During every Board meeting time is devoted for homeowners' comments and questions.

Board of Directors' Monthly Meeting Schedule

Wednesday, August 1st, 5:30 p.m.

Wednesday, September 5th, 5:30 p.m.

Wednesday, October 3rd, 5:30 p.m.

Monroe County Library Meeting Room



Mark Your Calendars!
Plan to Attend an upcoming
Winslow Farm Board Meeting!
