

Winslow Farm Community Association, Inc.  
c/o Capital Realty, Inc.  
323 E. Winslow Rd. Suite 100  
Bloomington, IN 47401



## **Winslow Farm Community**

### **Annual Meeting**

**October 24th**



**Sign in at 6:00 p.m.  
Call to order 6:30 p.m.**

**Sherwood Oaks  
Christian Church**

## WFCA Board Members

### President

Jeff Landfair

[president@winslowfarm.com](mailto:president@winslowfarm.com)

### Vice President

Gary Wiggins

[wiggins@indiana.edu](mailto:wiggins@indiana.edu)

### Secretary:

Liz Irwin

[lizcookirwin@gmail.com](mailto:lizcookirwin@gmail.com)

### Treasurer:

Sandy Martin

[sandym1234@aol.com](mailto:sandym1234@aol.com)

### Director:

Ted Boardman

[tedboardman@yahoo.com](mailto:tedboardman@yahoo.com)

## Bayberry Board President

Janet Brinkworth

[jbrinkworth@gmail.com](mailto:jbrinkworth@gmail.com)

## Moss Creek Board President

Patrick Murphy

[pmurphy1101@aol.com](mailto:pmurphy1101@aol.com)

## Moss Creek Village President

Terry Lamirand

[lindaterry502@att.net](mailto:lindaterry502@att.net)

## Neighborhood Architectural Committees:

### Bent Tree

Vacant

### New Bent Tree

Nancy Szakaly

[xmastree@earthlink.net](mailto:xmastree@earthlink.net)

### Laurelwood

Phyllis Mitchell

[mitchellpkf@yahoo.com](mailto:mitchellpkf@yahoo.com)

Charles Steele

[steeleasla@outlook.com](mailto:steeleasla@outlook.com)

### Olde Mill

Gary Wiggins

[wiggins@indiana.edu](mailto:wiggins@indiana.edu)

### Sweetbriar

Vacant



*Check out our website:*

[winslowfarmcommunity.com](http://winslowfarmcommunity.com)

- Neighborhood CCRs
- Information
- Minutes of WFCA Board meetings
- And much more

## Check this out → *New Tree and Plant Policy*

A new policy regarding planting of any vegetation on WFCA Common Property has been approved and posted on our website under documents—landscaping policy. A reminder to homeowners in single family homes, if there is a dead tree on your property it is your responsibility to remove it.



## *From The Department 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

## Want to help ducks? **DON'T FEED THEM!**

Feeding any of the waterfowl encourages them to stay. Their excrement fouls the sidewalks and contributes to the sludge buildup and algae formation in our ponds.

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.



# We Need YOU

## Winslow Farm Community Association

# Annual Meeting

Tuesday, October 24

6:00 pm sign-in, 6:30 Call to order

at the

*Sherwood Oaks Christian Church*  
2700 E Rogers Rd

**Refreshments will be served.**

Your attendance is respectfully requested. A quorum is essential to approve the annual operating budget.

## *Seeking Neighborhood Captains.*

We are looking for volunteers to serve as neighborhood captains who will:

- Encourage residents to attend the annual meeting
- Collect and encourage voting proxies for those who are unable to attend.

If you are willing to serve, contact Carole Damon at (812) 331-9095 or email at: [cdamon@homefinder.org](mailto:cdamon@homefinder.org)



## *Voting Proxy*

Watch for your voting proxy form to arrive in the annual report letter. If you are unable to attend, be sure to give your proxy to a neighbor/friend. It is important that we acquire a quorum through attendees and proxy votes.

Our budget cannot be approved without a quorum. It is imperative that you submit your vote.





## Solar Energy—A Unifying Force in Winslow Farm

By Gary Wiggins

I am pleased to announce that this summer, Olde Mill became the first community in Winslow Farm to repeal the prohibition on solar devices found in its neighborhood Covenants, Conventions, and Restrictions (CCRs). The vote in Olde Mill was overwhelmingly in favor of rescinding the prohibition; 35 of the 40 homeowners (87.5%) have voted YES as of this writing, and no one has yet voted NO.

Before a change can be effected in an individual community's CCRs, 75% of the homeowners must be in favor of a modification. A specific neighborhood may elect to maintain a ban on solar panels without impacting the choice of another neighborhood to permit them. However, since the prohibition also exists in the overriding WFCAs CCRs, the Olde Mill vote and any other neighborhood vote to lift the ban will be meaningless unless the WFCAs restriction is removed.

The proposed Third Amendment to the WFCAs CCRs, sent to all WF homeowners around the first of the year, included several issues in addition to the solar panel restriction. Homeowners were asked for a single vote for the total package. As a result, there seems to be a mixed reception to the proposed Third Amendment.

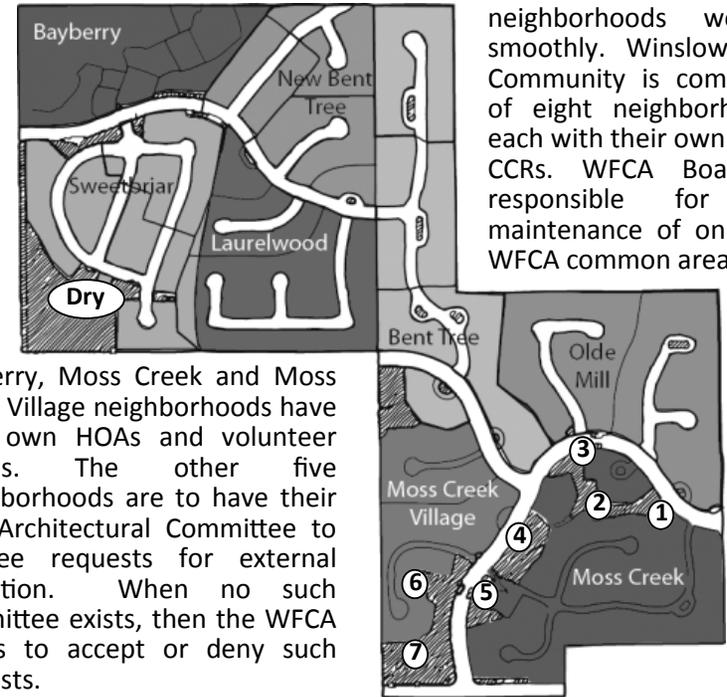
Any change to the WFCAs CCRs requires two-thirds of all homeowners in Winslow Farm (278 of 417 homeowners) to vote YES. As of this writing, 184 votes have been cast with approximately 80% favoring the adoption of the Third Amendment. But given some of the feedback regarding the total amendment proposal, it may not pass by the November 15 deadline.

As I talked to homeowners in all eight communities in Winslow Farm last spring, I was struck by how many people were not aware that we have a restriction against solar panels in the WFCAs CCRs. Only two people indicated that they are opposed to allowing solar panels in Winslow Farm.

I believe we are truly united in our desire to permit solar devices in Winslow Farm; even if it may be only for the non-condo residential neighborhoods. Let's find a way to accommodate their choice. Consider voting "yes" on the Third Amendment or a forthcoming separate ballot to change just the Winslow Farm CCR section 10.8 that restricts solar devices.

## Winslow Farm Community Association, Inc. (WFCAs)

Winslow Farm is a beautiful place to live. It is managed by a volunteer board and neighborhood architectural committees that provide assistance with important tasks that serve all homeowners and help to keep our



neighborhoods working smoothly. Winslow Farm Community is composed of eight neighborhoods, each with their own set of CCRs. WFCAs Board is responsible for the maintenance of only the WFCAs common areas.

Bayberry, Moss Creek and Moss Creek Village neighborhoods have their own HOAs and volunteer boards. The other five Neighborhoods are to have their own Architectural Committee to oversee requests for external alteration. When no such committee exists, then the WFCAs serves to accept or deny such requests.

Capital Realty, Inc., managed by Carole Damon, is your first point of contact for WFCAs concerns and issues. Carole works with the WFCAs board to enhance communications, ensure sound fiscal management, and coordinate the annual meeting.

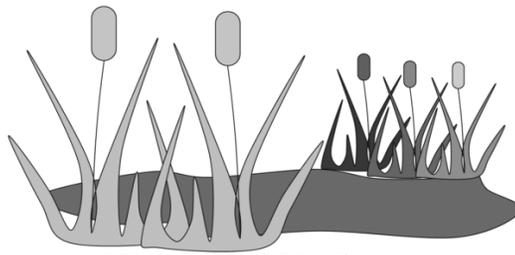
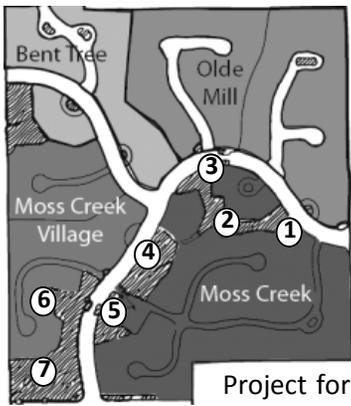
**Capital Realty, Inc.**  
**323 E. Winslow Road, Suite 100**  
**Bloomington, IN 47401**  
**Phone: (812) 331-9095**  
**email: cdamon@homefinder.org**

### Third Amendment: Covenants, Conditions and Restrictions

WFCAs is seeking to update CCRs which were written 20 years ago. **You may vote by mail, proxy or in person at the annual meeting.**

- We need 278 homeowners to vote in favor of the proposed Third Amendment. So far, we have received only 184 ballots.
- *Watch for a new separate ballot for the solar panel issue.*
- The five single family home neighborhoods have a ballot to rescind the prohibition of satellite dishes.

If you need a copy of the amendment or a ballot, please contact Carole Damon (info above).



## Wet Pond Update

We are very happy to announce that the Project for Ponds 1 & 2 is essentially complete. We are now waiting for new foliage to appear around the banks. As with most projects there were unexpected challenges. Here is the short summary of the project:

- Ponds 1 & 2 were too shallow due to area run off and muck build-up.
- The liners had deteriorated requiring new liners and FlexaMat (a type of netted concrete barrier to prevent bank erosion) to be installed.
- Initially, the new liner in pond 2 floated. Upon inspection, it was determined that the concrete weir that directs overflow from pond 1 to pond 2 was found to be allowing water to seep into the expansion joints and flow under the new liner. The joints have been sealed and this appears to have addressed the issue.
- The FlexaMat has been seeded twice. However, grass growth has been slow due to dry weather, as well as, birds eating the seed.

Currently we are facing the following challenges:

- Pond 3 receives so much silt that the dogleg next to the bridge typically has no standing water and is unsightly.
- Ponds 4, 5, 6 & 7 are experiencing an invasion of creeping primrose propagated by the geese. Though it detracts from the ponds aesthetics, it does serve to decrease the amount of algae that accumulates and to encourage fish and other water critters. The Board hired a contractor to pull the primrose from pond 5 & 6, but it continues to grow. The warm weather just allowed it to reseed. Once cold weather sets in, pulling it will be more effective.
- Using chemicals to clear the primrose and algae before winter will result in a significant fish kill; a situation that no one wants to see happen.
- There is a recirculating system that is designed to pump water from pond 7 back to pond 1, allowing the water to flow through all the

ponds. The dry weather and broken seal in the expansion gap on the pond 3 weir is limiting water flow out of pond 3. Additionally, the August drought has dropped the water level near pond 5 preventing a sump pump from replenishing water into 7.

- Aerators (fountains): The build-up of algae clogs the mechanisms. Recently one aerator had to be sent for costly repair due to a filament from a weed eater becoming entangled in the motor. We will run the fountains as water levels and algae build-up permit.

### So what is next for the ponds?

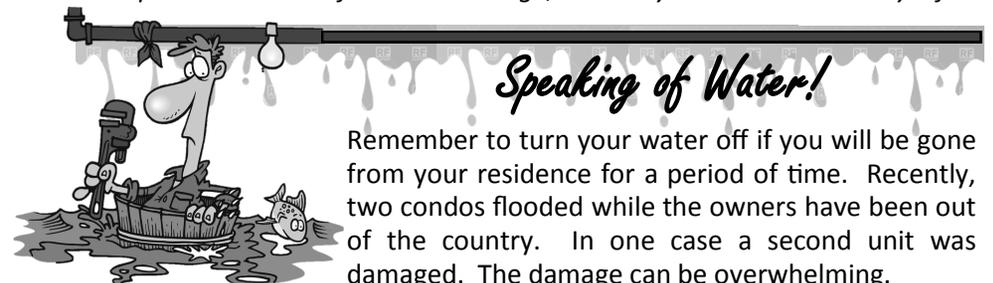
Recently the WFCA Board has requested proposals from companies who are experts in pond management to design a long term plan for all the ponds including daily pond management, short term repairs and maintenance and long term maintenance and replacement. We hope to have a company selected by the annual meeting.

Additionally, we are very pleased to announce that a benefactor has offered a very generous donation to rectifying the problem with the dogleg in Pond 3. The funds are to be used to create a rain garden that will receive water runoff, keep water pooled in Pond 3 and provide a pleasing display of foliage. The plants will improve the aesthetics of the area and attract butterflies and birds. The Board has agreed to accept this extremely generous offer and will be working to create a plan consistent with the forthcoming overall pond maintenance plan, as well as, input from the residents most impacted.

### So what can you do in the meantime?

- The Board is seeking **volunteers to serve on a pond committee**. If you would be interested in contributing your thoughts and energies to this project, contact Carole Damon or one of the WFCA Board members. Their contact information is located on the inside front cover.
- Please be patient as the WFCA Board seeks to address these problems within the constraints of our budget. This will not be a short term project.

*Thank you for your understanding as we work through these issues. In addition to the practical issue of water drainage, we truly believe the beauty of the*



Remember to turn your water off if you will be gone from your residence for a period of time. Recently, two condos flooded while the owners have been out of the country. In one case a second unit was damaged. The damage can be overwhelming.