

June/July, 2018

Woodlands Newsletter

Quote

A good neighbor increases the value of your property.

Czech Proverb

What's new at the Woodlands?



Introducing Mackie Properties

We are delighted to introduce Mackie Properties as our new property management company. You have probably noticed Chelsea Hendren or Matt Carter on the grounds almost every day since their contract began on June 18. They are committed to staying on top of work that needs to be done, and to helping us obtain needed services at reasonable prices. You can reach Mackie by phone in an emergency at 812.287.8036. You may place a maintenance request from their website at <https://mackierentalproperties.com/search/maintenance-requests/>. Look for an owner portal soon where you can track your request online. Mackie can also provide handyman services, at very competitive rates, for repairs that are homeowner's responsibility.

Email Chelsea at chendren@mackierentalproperties.com

Board openings for 2019-2021

As terms of service come to an end for three of the current Woodlands board of directors, we are looking for nominations for those who would like to serve. Homeowners of the Woodlands can nominate other owners or themselves. Nominees must be in good standing and have a desire to work together for the greater good of this special community. Three individuals will be elected at the October meeting, to serve 3-year terms. More information to follow soon.



Next HOA meeting: Wednesday, September 19, 7:00pm - 9:00pm

A reminder that we will not have a HOA meeting in August due to scheduling conflicts. Please note that our next meeting in September is on a Wednesday instead of the normal 2nd Thursday. We will meet in room 1C in the Monroe County Library.

Financial and maintenance reports will still be sent out for August. Communication with Mackie Properties and the board is open as always. Our newsletter and the website continue to be sources for up-to-date information.



About Us

Hors d'oeuvres on the deck

The community gathering at the pond deck in late June was a great success and a nice way to meet new neighbors and catch up with old friends.

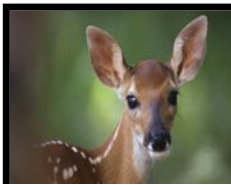
Thank you to all who attended and for the array of delicious food you brought to share! A special thank-you to resident Cathy Stone, who managed the bean bag toss and provided prizes. Many thanks also to resident Keith Mize, who trimmed low-hanging branches over the deck so we could enjoy the gathering without being brushed by leaves. ☺ We look forward to more gatherings in the future. If you would like to be involved in planning, contact the board of directors at hoa@woodlandshoa.net.

P.S. How many of the people in the photos below can you recognize?



Living with nature

This spring, the Woodlands was fertile with the cycle of life. You may have noticed that a patch around the pond was not mowed. That's because an employee from Nature's Link spotted a recently born fawn in the tall grass. Another nature sighting was a snapping turtle laying her eggs near garage 6. And did you know that the Woodlands is a designated Monarch Way Station? We have several stands of milkweed planted around the property to help raise and sustain the butterflies.



A few weeks ago, resident Kriste Lindberg was looking under the leaves of a milkweed plant to see if she could spot any of the butterflies' eggs. Sure enough, there were three! She took them inside to raise in an old terrarium picked up at a garage sale years ago. Soon thereafter, tiny caterpillars emerged. Kriste kept feeding them milkweed leaves until they formed chrysalises that hung like jewels from the top of the screen. Over the Fourth of July holiday, each 'hatched', producing beautiful Monarchs with their distinctive pattern of orange-with-black outlines and white spots. They are now free, and will hopefully reproduce to help keep the species populated.



Living with nature, continued

For more information on local efforts to save the Monarch butterfly, click on these links.

https://www.heraldtimesonline.com/news/local/bloomington-to-become-monarch-friendly-city/article_c6075a4a-e15f-59cb-babc-4ae2dcb0ffba.html

<https://indianaeconomicdigest.com/main.asp?SectionID=31&SubSectionID=135&ArticleID=92481>



Public input received for Rogers Road bike and walking path

On July 11, The City of Bloomington Planning and Transportation Department held a meeting to collect public input regarding a project to install an accessible, multiuse path on the north side of Rogers Road from High Street to The Stands Drive/Winding Brook Circle. The project will also provide an improved pedestrian crossing of Rogers Road at The Stands/Winding Brook. Design for the project is underway now and construction is expected in 2020, with the removal of trees in front of the Woodlands beginning in Winter of 2019. A copy of the presentation is available online at the link shown below.

Look for updates and follow progress of this project with this link as well.

<https://bloomington.in.gov/engineering/projects/thestands>

Community yard sale

There has been some interest in having a community yard sale at the Woodlands this fall. We are projecting a Saturday in late September or early to mid-October. If you are interested in participating or helping to organize, please contact board member-at-large, Susan Seitzinger at susanseitzinger11@outlook.com by August 25th. We suggest a minimum of 8 participants to make this event worthwhile and there will be a small fee of 2-3 dollars to cover classified advertising. A confirmed date will be announced via email.



Seasonal reminder

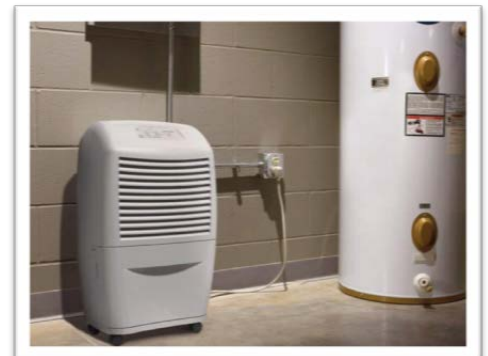
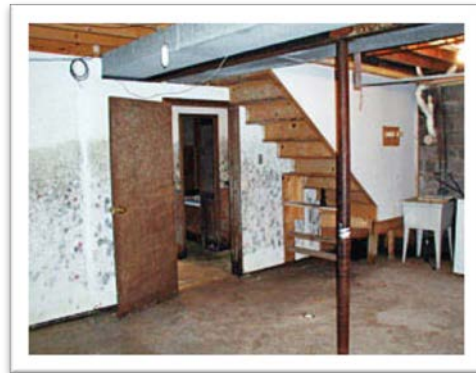
Dehumidifiers and Loss Prevention

The basement is likely the dampest place in your home. Basements are underground; basements have laundry rooms, drains, and sometimes hanging laundry and shower stalls. Running a dehumidifier in the basement, especially in humid summer months, is recommended to protect your walls, fixtures, and personal property.

Elizabeth Starr, resident and secretary of the WWHOA, shared her personal story.

*"I've run a 45-pint dehumidifier in my basement since coming to the Woodlands 3 ½ years ago. I realized I needed one my first summer here when my hanging laundry wouldn't completely dry out, not even after a week on the rack. The dehumidifier solved the lingering dampness and high humidity in my back room. This summer, though, despite running the dehumidifier day and night, my laundry was slightly damp again, and the reading on my unit would never go below 60% humidity. I even had my handyman check the unit to make sure nothing was wrong. Finally, I had to accept that ***there is more humidity in the air now*** and invest in a 70-pint dehumidifier. The 45-pint unit was never going to remove more than 45 pints a day from the air, and there was simply more moisture in the air. As soon as I got the new unit running, my problem was solved, literally within an hour, and the basement is back to a comfortable 38% humidity. And my laundry is dry."*

Keeping the humidity down below 50% is key to avoiding the growth of mold and mildew in basements. If you have dampness, mold, mildew, or musty smells in your basement, a dehumidifier strong enough to bring the humidity below 50% (35% is optimal) is essential for protecting your investment in your home and your property.



Let us know if you have a story that you would like to contribute for consideration in future newsletters. Please contact us at hoa@woodlandshoa.net