

# Sunflower Gardens Homeowners Association Newsletter

August 2017

## Changes to Sunflower Gardens Governing Documents

Each year at the annual meeting, Sunflower Gardens looks at potential changes needed in the two governing documents of the Association – the “Bylaws” and the “Covenants, Conditions and Restrictions” (CCRs). The Bylaws provide rules for general management of the Association, particularly by the Board. The CCRs provide rules covering exterior maintenance of properties within the Association boundaries, especially those controlled by the SGHOA Design Committee. To help facilitate understanding of a few possible changes to be presented at the 2017 annual meeting, your Board of Directors plans to hold an information session in early September, approximately a month prior to the annual meeting, to go over the proposals. Watch your email for a message from Jamar for the time and location, yet to be determined.

## Mark Your Calendar



Plan to attend these two Sunflower Gardens events:

**SGHOA Annual Neighborhood Picnic, 3:00-6:00 p.m., Saturday, September 3, 2017**, graciously hosted at the home of Susan and Charlie Wier. RSVP to Bev Malooley (bmalooley@att.net) and/or Cathy Larson (larson@indiana.edu). With the picnic scheduled for Saturday this year, we hope more of you can attend.

The **Annual Meeting of the Sunflower Gardens Homeowners' Association** has been scheduled. We'll meeting from **6:00-9:00 p.m., Tuesday, October 17, 2017**, at Summit Elementary School. Plan to attend or appoint a proxy to represent you. Updated information, along with new proxy forms for your use, will be provided closer to the time of the meeting.

## Serving Your Community

It's that time again – please consider running for positions on the Design Committee and the Board of Directors. A lot of people have taken their turns over the years, so please consider doing your part.

Three positions are open annually for the Design Committee, and your time will be typically be limited to considering written requests from your Sunflower Gardens neighbors to make changes to the exterior of their homes and lots. Fewer than a handful of requests per year seems to be the norm. If you're interested in being considered for the Design Committee, please let James Eiermann at Jamar know.

Five positions are open annually for the SGHOA Board of Directors, with a precedent typically for first-year directors holding over for a second year in order to provide continuity on the Board. As previous directors have said, it takes the better part of year one to understand how things work in the Association. This precedent is, however, non-binding. Three of the five 2017 Board members will be finishing their commitment to the Association. If you're interested in running for a position on the Board for 2018, please let James Eiermann at Jamar know.

## New “Tree Ranger” Needed

After several years, Carol Wise is stepping down as “tree ranger” for Sunflower Gardens for 2018. This job involves working with the City of Bloomington to make sure the trees along the sidewalks in Sunflower Gardens are properly trimmed to allow easy passage for our dog walkers and others. Carol can explain the details. Again, this position does not include a large time commitment. If you would like to take this on for next year, please let tell James Eiermann at Jamar.

## Design Committee Update

Your 2017 Design Committee members are Tim Callahan, Dot Hufford and Greg Lobdell.

The Committee, in consultation with the Board, determined that back porch lights may be replaced with your choice of light fixtures, including motion sensor equipped lights, without requesting approval.

The Committee approved a request from a homeowner to remove and replace the bushes at the foot of the driveway. The Committee had already given the people next door approval to do so, with the requirement that they plant something to replace them. They didn't want to do that, but the homeowner has agreed to do so, so the application was approved.

The Committee approved a request to have concrete edging installed around two trees in a homeowner's front yard. The edging would be the same in color and design as the existing edging around their planting beds.

The Committee approved a request from homeowners in adjoining units to have their shutters repainted. The shade would be different from their existing color, but the same as other units in Sunflower Gardens. Their requests met the guidance provided by the Board, and were approved.

## Exterior (Garage) Lights

Deteriorating exterior lights are a concern for more and more residents of Sunflower Gardens. The two basic options are repair or replacement.



Repairing them, by cleaning and repainting, does not require approval of the SGHOA Design Committee unless the original color and/or finish is changed. Replacing them with lights of a different design from the original does require approval of the Design Committee. In addition, the survey of homeowners prior to the last annual meeting indicated that connecting units should have the same replacement lights.

To obtain approval, please complete a Design Committee request form, including a picture of the proposed light(s), and submit to Tim Callahan,

Design Committee Chair, at [tim.calla@gmail.com](mailto:tim.calla@gmail.com) or 2639 S Sunflower Drive. Forms should be signed by owners of both adjoining units. Approval forms can be downloaded from <http://sunflowergardenshoa.com/design.shtml> or by request from [tim.calla@gmail.com](mailto:tim.calla@gmail.com).

## SGHOA Website



Sunflower Gardens Subdivision is located on the southwest side of Ellettsville, Indiana. A quiet, friendly community, it's just a couple of minutes from Interstate 69 and convenient to west side shopping. Sunflower Gardens is a residential community of single-family homes consisting of 21 double, shared-wall structures and 3 free-standing units for a total of 45 homes. Each property is individually owned and there are no common areas.

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Stay current on happenings in Sunflower Gardens with the SGHOA website. The URL is <http://sunflowergardenshoa.com/index.shtml>.

If you have any suggestions, corrections, or additions for the webpage, please send them to Tim Callahan at [tim.calla@gmail.com](mailto:tim.calla@gmail.com).

## Updates

The Board is addressing concerns expressed by homeowners regarding lawn care in 2017. Jamar is looking into options for alternative suppliers for 2018, including budget considerations.

Through Jamar, the Board is also investigating ways that owners may choose to hire, as a group, someone to repair problems with concrete (steps, etc.).

## 2017 SGHOA Board

Don Westerhaus - President  
[djwesterhaus@gmail.com](mailto:djwesterhaus@gmail.com)

Susan Wier - Vice-President  
[swier@1stamericantrust.com](mailto:swier@1stamericantrust.com)

Cathy Larson - Secretary  
[larson@indiana.edu](mailto:larson@indiana.edu)

Bev Malooley - Treasurer  
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