

**Obligatory Payments Required, or Dues Due:** Gimme, please. **City of McHenry News:** stolen from the City newsletter. **Lurking in the Bushes:** out of sight is *not* out of mind. **The Last Word on This Subject?:** storage buildings, the final chapter. **Bag End Bashes:** street parties. **Quarterly Meetings:** you're invited. **Behind the Scenes:** the people.

# OBLIGATORY PAYMENTS REQUIRED, OR DUES DUE

You may have noticed an enclosure with this edition of the *Woodcreek Promulgator*: a Woodcreek Property Owners Association dues notice. Yes, it's that time of year again: much rain falls from the sky, many dandelions bloom where you don't want them, and the piper demands his pay.

Fortunately, your dues are lower this year. For single lots, \$75.00; for double lots, \$120.00; and for empty lots (you know who you are), \$40.00.

Please remit your payment as soon as possible, and no later than June 30.

## City of McHenry News

The **city-wide spring cleanup program** will occur early next week, on May 18. Please place any items which you are discarding on the curb, before 6 AM. Those items cannot be longer than 5 feet in length, or weigh more than 50 pounds.

**Items that will not be collected:** construction material, concrete, or rocks; large appliances (refrigerators, washers, dryers); metal pipes (including antennas); automobile parts or tires; paint cans; or small engines (lawnmowers, snow blowers).

If you did not receive a **vehicle sticker renewal** notice, please note that you must purchase your sticker by June 30, to avoid a penalty. The stickers are available over-the-counter at the Municipal Center, 333 South Green Street; or you can download a mail-in form from the City web site <<http://www.ci.McHenry.il.us>> (click on the "General Information" pop-up, then select "Forms").

## Lurking in the Bushes

When you purchased a house in Woodcreek, your realtor should have given to you a copy of the Declaration of Covenants, Conditions and Restrictions (CCR). The CCR contains articles to which *all* Woodcreek owners must adhere. The purpose of the CCR isn't to prevent you from using your property as you wish; its purpose is "to provide for the preservation of the values and amenities" of Woodcreek. In other words, to keep this community looking clean and hospitable.





(If you didn't receive a copy of the CCR, or you need a replacement, you can download a PDF copy from the Woodcreek web site (see the last page of this newsletter); or contact the Secretary, Ed. Floden.)

This is a residential area; we don't want owners running retail businesses at their homes, or treating their property like a private dump. We want to maintain a consistent appearance of Woodcreek, and not have it devolve into a do-what-you-will neighborhood.

A common complaint that is heard by the Board of Directors is that trailers, and commercial and recreational vehicles, are being parked in the driveways of Woodcreek homes. The Covenants, Conditions and Restrictions (CCR) prohibit such parking (Article V, Sections 5 and 10). If you are using your driveway to store a boat, motor home or commercial vehicle, please move that vehicle out of the Woodcreek subdivision. There are several businesses in McHenry that store recreational vehicles and boats.

Also, Article V, Section 8 of the CCR states "No person shall accumulate on his lot junked vehicles, litter, refuse or other unsightly materials." While we haven't noticed any "cars on blocks", we have seen items hidden by, and in, shrubbery.

If you have leftover lumber from a construction project, or a lawnmower that's cut its last crabgrass, please store it indoors; don't leave it outside, semi-concealed by your landscaping. If you can't store these items, and you don't need them, please properly dispose of them. Maybe you can't leave those items on the curb for a regular trash pickup, but you can hire a local business that deals with junk removal: they'll haul your junk away and recycle it.

Please, let's all keep Woodcreek looking good.

Now you may be thinking, "I wish that I had a place to store this stuff, because it doesn't fit into my garage." Keep reading.

## **The Last Word on This Subject?**

As we've mentioned in past issues, there has been much discussion about external buildings for storage. The basic problem is that such "temporary" buildings are prohibited by the Declaration of Covenants, Conditions and Restrictions (CCR), Article 5, Section 5. (If you don't have a copy of the CCR, you can download a PDF from the Association web site, <[www.WoodcreekMcHenry.org](http://www.WoodcreekMcHenry.org)>. Look in the "Documents" section.)

To change the CCR to allow such buildings, we would need a two-thirds majority of the property owners in the Association to vote "yes" on a proposed change; however, the number of owners who would be interested in making such a change seems to be far below the votes that would be required. As a result, we're dropping all mention of outbuildings; but if anyone can prove that more than two-thirds of the Woodcreek lot owners, we'll listen again.

On the other hand, *attached* areas for storage are permitted; think of them as room additions. If you want to add an additional room to your house — or perhaps a third bay to your garage — the only approvals that you would need would be those from the Architectural Committee and the Association Board of Directors.

## Bag End Bashes

A community picnic seems to be off the schedule again, this year. Too many other personal and private events seem to be competing with a group gathering; but we will provide for a smaller party, if you're interested.

Here's the deal: a party for your cul-de-sac! That means Pin Oak Court, Tamarack Court, Hayward Court, Sycamore Court, and West Matanuska Trail. Barricade your street, and hold a block party for all of the residences located there. The Association will provide \$300.00 toward the cost of the party.

You might be wondering, "what about Ojibwa Lane and Matanuska Trail? Those streets can't be blocked off. How can those residents hold a party?" Simple! When you're creating a list of your neighbors, invite those people who live nearby on Ojibwa and Matanuska; include them in your party planning.

If you have any questions about the Association's contribution, please make contact with our Treasurer, Gerry Stueckemann.

## Quarterly Meetings

The Board of Directors of the Woodcreek Property Owners Association holds its Quarterly Meeting on the third Tuesday of the first month in each calendar quarter. The meetings for 2009 will be held on: July 21 (at the home of Bill Conley, 6614 Matanuska Trail), and October 20 (at the home of Jerry Hawkinson, 6515 Sycamore Court). The meeting will begin at 7:00 PM.

## Behind the Scenes

The Woodcreek Property Owners Association is *you*. We're just the volunteers who do the busy work.

WPOA Officers		
President	Mike Bown	815.385.1279
Vice President	Jerry Hawkinson	815.385.4696
Treasurer	Gerry Stueckemann	815.344.7958
Secretary	Ed. Floden	815.363.4701
Parks Director	Bill Conley	815.578.0572

The WPOA web site is located at <<http://www.WoodcreekMcHenry.org>>. Our e-mail address is <[wpoa@WoodcreekMcHenry.org](mailto:wpoa@WoodcreekMcHenry.org)>. If you need to mail something to us, send it to WPOA, P.O. Box 721, McHenry, Illinois 60051-0721.

## About The Woodcreek Promulgator

*The Woodcreek Promulgator* is the newsletter of the Woodcreek Property Owners Association of McHenry, Illinois. It is published once per calendar quarter, but not on any specific day. *The Woodcreek Promulgator* can be read online on the WPOA web site, or downloaded as a PDF file.

The articles in *The Woodcreek Promulgator* are written and edited by Ed. Floden, unless otherwise noted. "That's it man, game over man, game over!"— Private Hudson, *Aliens*