

Revolution Now?: Board of Directors elections; no campaigning required. **Garage-a-Thon:** time to sell your unwanted stuff. **The Road, Again:** local roadwork. **Minutiae Overview:** What happened at the July meeting. **Quarterly Meetings:** you're invited. **Behind the Scenes:** the people.

REVOLUTION NOW?

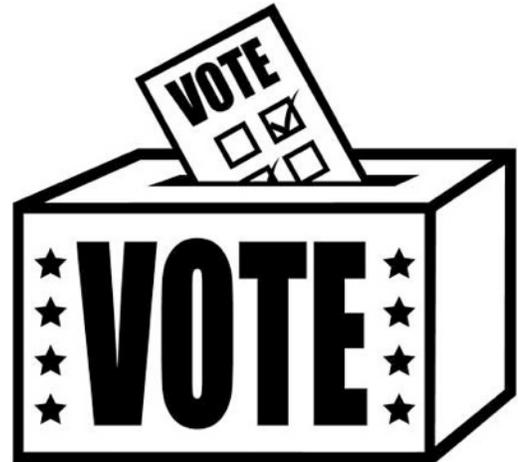
THE BOARD OF DIRECTORS POSITIONS of Vice President and Secretary are up for election this year, for the standard two-year term.

Every year, at the October meeting of the Board of Directors, we nominate, then elect two or three officers. This year, the positions of Vice President (currently held by Jerry Hawkinson) and Secretary (Ed. Floden) are up for re-election.

If you would like to participate in the management of Woodcreek affairs, why not consider running for office? Any homeowner is eligible for a position on the Board of Directors, and being on the Board gives you more say in Woodcreek's concerns. Best of all, the campaign season is only a few minutes long!

Or, if you are unable to *be* an officer, help elect them. To be nominated or elected, or vote for members of the Board of Directors, you must attend the October meeting. If you don't participate, the Board will continue to be composed of a small group of insiders, who may not appreciate — or even know — of your view of Woodcreek.

Wondering just what are the responsibilities of a position? Make contact with the office holder (see the last page of the *Promulgator*) and he/she will explain what they do.



Garage-a-Thon

Glacier Ridge is planning a garage sale for the weekend of September 10 (which is a Friday), and they are willing to include Woodcreek in their event. Glacier Ridge will get the permit, print the flyers, and post the signs, and all that you need to do is tell us that you want to hold a sale at your house.

If you're interested in joining the sale, please contact Mike Bown at 815.385.1279, as soon as possible.



The Road, Again

The resurfacing of Ojibwa Lane has been completed, and the dark blacktop is slowly fading to an average grey. For those of use living along the road, the speeders are now quietly zooming along and not annoying us with thumps and bumps.

Minutiae Overview

Ever wonder what subjects are discussed at Quarterly Meeting of the Woodcreek Property Owners Association? Well, wonder no more! We'll be posting the meeting minutes on the web site, in the "Documents" section. The approved minutes of the April meeting are now available.

Here's a summary of the July meeting:

- We discussed the responses to the letter that was sent out with the previous newsletter, regarding compliance with the Declaration of Covenants, Conditions and Restrictions (CCRs). There are still some violations which we must deal with. One obstacle to the Board is that the Association By-Laws do not provide for any schedule of fines that can be assessed for infractions. We will be contacting each CCR violator, individually.
 - Is there a weight limit for vehicles traveling on Ojibwa Lane? We don't currently have a problem with this, as only occasionally does a large truck drive on Ojibwa. But the question remains, just for our information.
 - There is a berm that separates Woodcreek from the adjacent quarry, and we have an agreement with Aggregate (formerly Meyer Material) that deals with that boundary. Mike Bown (President) will be contacting Aggregate to confirm that they are aware of what their responsibilities are, regarding that boundary.
 - Our Welcome Wagon will be greeting our relatively "new" owners (we're a little late) and presenting them with gift cards for local businesses.
 - Our street signs need repainting. We've received one quote of \$1100, and we're looking for other possible contractors.
 - Glacier Ridge is holding a garage sale. Woodcreek can join in; Glacier Ridge will do the paperwork and advertising.
 - The level of the retention pond is "okay", according the City of McHenry engineer. The level looks abnormally low to us because we had kept it at a much higher level than the Illinois Department of Natural Resources required, or wanted. (A higher level was *not* better.) We're looking into methods of controlling erosion of the banks, probably by plantings. Cattails were mentioned, but at least one Woodcreek owner doesn't like cattails.
 - Our current insurance policy does not specifically state what property is included in the policy's coverage. We want to add a list a property numbers to the policy.
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- As of July 20, eight owners still had not paid their Association dues for 2010. We will be sending “final notices” to seven of the owners, and placing a lien on the property of the eighth, who also owes for dues for 2009. The lien will require not only payment of the Association dues, but also of the costs of filing the lien and the associated attorney’s fee.
- The balance in our bank account is lower than expected, as we went over-budget last year to pay late taxes and their penalties. To save money in the future, we are considering reducing the frequency of cutting the grass in the common area, as that area is little-used (if at all).

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 the remainder of 2010:

- ★ **October 19**, at the home of Mike Bown, 1118 Matanuska Trail.
- ★ **January 18, 2011**, at Dunnhill’s, 1501 S. Route 31, McHenry (tentative location).

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	815.403.1996
Park Commissioner	Bill Conley	815.578.0572

The WPOA web site is located at <http://www.WoodcreekMcHenry.org>. Our e-mail address is 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.

