

Missing In Action: It blew in from out-of-town. **Detours:** Local road work. **New-ish Parking Regulations:** The City speaks. **All's Well:** Water testing. **Hot Summer Night:** The Third Quarter Meeting. **Cheap At Twice The Price:** An observation about Association dues. **Classifieds:** Self-promotion. **The Association:** Behind the curtain.

MISSING IN ACTION

As a result of the now-legendary and extremely annoying storm of Monday, July 11, several tree limbs, some trash (mostly from recycling bins), electric power, and the “Curran Road” sign at the entrance to Woodcreek have been removed from their usual locations (although we’re not sure about the sign: was it blown away, or stolen?).

All of Woodcreek lost electrical power that day; service to most homes was restored late on Monday night, but some properties in the west end were not restored until Friday the 15th.

A downed tree, between 6107 and 6203 Ojibwa Lane, blocked traffic for about two hours, until Public Works was able to move the arboreal speed bump onto the curb.

The City of McHenry will be making special pickups for brush; although the Public Works Department “is requesting that residents have all storm damage at the curb by July 25, 2011”, the leftover lumber in Woodcreek remains at the roadside as of Friday the 29th.



Detours

The **Barnard Mill Bridge** in Wonder Lake is being repaired. It may occasionally be closed until the beginning of the new school year.

If you’re planning to visit the [Richardson Corn Maze](#) this year, please note that **Blivin Street** in Spring Grove, between US 12 and Main Street, will be closed from August 8 to November 15 while the bridge over Nippersink Creek is being replaced.

In Crystal Lake, work on [Rakow Road](#) continues between Illinois 31 and Ackman Road. The nighttime closures have mostly ceased, but may be needed during the first week of August.

On [Walkup Road](#) in Crystal Lake, there are new traffic lights between Hillside Road and Crystal Springs Road.



New-ish Parking Regulations

The new City regulations regarding the overnight parking of commercial vehicles and recreational vehicles in residential districts will become law on September 1. The short version:

- **Commercial Vehicles:** only one vehicle, up to 9 feet in height and 25 feet in length, may be parked overnight on a paved surface.
- **Recreational Vehicles and Trailers:** Only one recreational vehicle or trailer may be parked on a driveway; additional vehicles can be parked on an approved solid parking surface (but not in a driveway).

For further information, and the definitions of vehicle types, see the [City of McHenry newsletter for June 2011](#). Please note that Association regulations are more restrictive.

All's Well

The McHenry County Department of Health is offering a reduced rate of \$18 for testing water from private wells.

Test bottles and instructions can be picked up at the McHenry Township Office, 3703 N. Richmond Road, from 8:30 a.m. till 4:30 p.m, Monday through Friday. The Department of Health will collect the samples between 9:00 a.m. and 12 noon each Tuesday.

Hot Summer Night

On the really warm night of July 19, the Woodcreek Property Owners Association Board of Directors met at the home of Park Commissioner Bill Conley. Herewith, the highlights.

- The entrance sign at Curran Road needs repair. One of the supporting posts has rotted, and the sign isn't steady. The post must be replaced before the sign is repainted. A suggestion was made that any replacement posts should be installed on concrete footings, to eliminate burying the posts in the ground (that's the cause of the rot).
 - The "Curran Road" street sign is missing. It may have been blown away in the storm of July 11; so far, it has not been found. But the rods from which it hung are also missing; could a vandal be at fault?
 - There are more dead pine trees in the field at the west end of Woodcreek. They will need to be removed. Dying pine trees seem to be a trend around here.
 - Unpaid Association dues. Yes, we are filing liens against the owners of those properties. This is just business, it's not personal. The Association is required to collect dues from its members.
 - The street signs will be repainted this year. The quotation that we received for that work does
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not include the cost of replacing the “Curran Road” sign: we’ve estimated that work at \$200, but we are looking for quotes from local sign companies (Signs By Fry was suggested.)

Cheap At Twice The Price

An observation: the current Association dues (\$75 for one lot, \$120 for two, \$40 for an vacant lot) are really cheap. Really.

As the dues were initially set forth in the by-laws of the Association, the fee was \$50 per occupied lot (no discount for owning two!), and \$25 for a vacant lot. Since then — almost thirty years ago — Association dues haven’t even doubled! (Well, we temporarily raised the cost for a few years, but we’ve since returned to the previous level.)

A survey of comparable homeowner associations in the U.S. found many other HOAs of similar constitution (a few common areas, and without shared facilities such as clubhouses or swimming pools) have dues more than double those of Woodcreek. There are some which assess \$50 or more *per month*.

We’ve managed our budget well, and we have a fair reserve in case an unexpected expense occurs. At \$75 per lot per year, membership in the Woodcreek Property Owners Association is a bargain.

Classifieds

Got something to sell? Want to buy something? Advertise your services? Send your information to wpoa@WoodcreekMcHenry.org, and we’ll publish it on the Association website and include it in the *Woodcreek Promulgator*.

Web Services



TechRen Enterprises
TechRen.com

(little web sites)

Ed. Floden Ed@TechRen.com 815.403.1996

The Association

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.

★ **October 18, 2011**, at the home of Jerry Hawkinson, 6615 Sycamore Court.

★ **January 17, 2012**, at Dunnhills, 1501 S. Route 31 (tentative).

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 surface 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.

Links in this issue

Richardson Farm Corn Maze

<http://www.richardsonadventurefarm.com/richardson-farm-experience-corn-maze.htm>

Rakow Road Construction

<http://www.rakowroad.com/>

Walkup Road Improvements

<http://www.walkuproad.info/default.aspx>

City of McHenry newsletter for June 2011

[http://www.ci.mchenry.il.us/documents/newsletters/11/June Newsletter.pdf](http://www.ci.mchenry.il.us/documents/newsletters/11/June%20Newsletter.pdf)