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**Last of the Woodcreekians?:** If we don't do it, someone else will. **Burglary In Woodcreek!:** Keep your eyes open. **Remember Where You Are:** Street sign improvement. **Property Fraud Alert:** Free tracking. **Get Notified:** Free stuff. **Lien On Me:** it's not personal, it's business. **Quarterly Meeting Highlights:** Making sausage. **Classifieds:** Self-promotion. **The Association:** Behind the curtain.

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# LAST OF THE WOODCREEKIANS?

One of the topics that is often discussed at the quarterly meeting of the Woodcreek Property Owners Association is that seem to have little interests in the affairs of the Association.

Except for the five Officers, and two or three other homeowners, you don't attend the quarterly meetings. You don't voice your opinions about Association matters (well, some of you complain via e-mail). You don't inquire about the financial status of the Association. You don't volunteer to be an Officer of the Association.

**Burglary in Woodcreek!**  
**See page 3.**

Your disinterest has resulted in a small group of homeowners being responsible for the affairs of the Association. The term of office for any one Officer position is two years; but we have Officers who have served over three terms without their incumbency being challenged. Our Officers are like Democratic aldermen in Chicago: they're here for life, unless they resign. It's sort of a benign oligarchy: they control your interests, and you don't care.

## Term Unlimits

Every homeowner who has held a position as an Officer of the Association has assumed that their time in office would be limited: they would serve for one term, maybe two; then another homeowner would step up to assume the duties of that position. The previous officeholder would step down, knowing that for the time that they lived in Woodcreek they had contributed to their community.

No one has volunteered for an Association office with the intention of remaining in that office until they get forced out. An officer can resign at any time, for whatever reason; and some have done so, forcing the Directors/Officers to appoint a replacement until the next election.

We might see the departure of an Officer later this year, and *there's* a major problem: given the number of Woodcreek homeowners who are willing to hold office in the Association, we may not have anyone at the next meeting who can or will be able to replace that missing officer. There is a good chance that the only attendees at the meeting will be the current Officers, and that there are no other homeowners present. This situation has often been the case in the past three or four years.

## The Cost of Doing Business

The Association is a non-profit organization; all of the work that is done by its Officers is unpaid. These volunteers, if they were paid even minimum wage (\$8.25 per hour, in Illinois) for their efforts, would cause a sizable decrease in the Association's bank account, and a probable increase in your Association dues. For example, the production of this newsletter takes at about six hours just to print the newsletter, print the envelopes, stuff the envelopes, stamp the envelopes, and drive to the post office to mail the newsletter. And that's not counting the *writing* of the newsletter!

The Officers do more than just produce a newsletter. They make telephone calls and visits, and write letters to local governments and businesses, dealing with Association concerns; conference with the Association's lawyer; maintain the Association's bank accounts; make contact with homeowners; and update the Association's web site. All of these actions, if they were billable to the Association, would require that the Association's income be increased by raising your annual dues.

Fortunately, the work done by the Association's Officers is free. Through your dues, you pay for the outside services that the Association needs; but you do not pay for any labor costs. You don't pay the cost of labor, because there are homeowners who do volunteer their time to be Officers of the Association.

But what if the Association wasn't run by its homeowners? What if the Association didn't exist?

## Outside Help

The Association is required have Directors and Officers, but there is no requirement that the management of the Association must be performed by homeowners in the Association. If we cannot find homeowners who are willing to be Association Officers, and do the work that is necessary to keep the Association running, we have two options:

1. Use an outside management company.
2. Dissolve the Woodcreek Property Owners Association.

**Option 1.** There are many homeowner association management companies. They assume all of the duties which heretofore have been performed by the volunteer Officers of the Woodcreek Association. Of course, these companies will charge for their services; we have estimated that the cost of using a management company would cost Woodcreek homeowners approximately \$20,000 per year, and that cost might not include the other services that we use, such as landscape maintenance.

If we employ an outside management company, Woodcreek homeowner dues would probably be about \$300 per year for a single lot. Compare that with the current dues of \$75 for a single lot.

**Option 2.** The dissolution of the Association is a possibility. We would probably have a one-time cost for legal fees, and the Association would be dissolved.

Glacier Ridge, the subdivision to our north, does not have a homeowners association. Any problems which they have regarding landscape maintenance, vehicle parking, or architectural changes are dealt with by the applicable city and county ordinances. Having a homeowners

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association for our Woodcreek subdivision is not a necessity, nor a requirement; but if we do not have one, we will not be in control of our community standards, the same standards that have drawn people to our community and make it a pleasant place to live. We could no longer enforce those standards.

## **What We're Doing**

Ideally, having a pool of homeowners willing to assume the duties of the Officers of the Association would be preferable. As we've stated previously, the current administration of the Association is moribund; we need new officers, and new enthusiasm, to continue the Association's work. Please volunteer.

The Board of Directors is researching the costs of hiring an outside management company, and getting estimates from those companies who seem best able to handle a subdivision of our size.

Absent any input from the homeowners of Woodcreek, a decision about the future of the Association will be made by the current Officers. If you are concerned about the Association's fate, please let us know; if you're not, that's your choice.

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## **Burglary In Woodcreek!**

The Albanese house, 1222 Tamarack Court, was burglarized last week. The City of McHenry Police Department are investigating, and they issued a notice on November 11; this notice can be viewed on [Nixle](#).

### **Burglaries - City of McHenry**

The McHenry Police Department wants the public to be aware of recent residential burglaries that have been occurring [*sic*] within the city limits. Residences have been entered during daytime hours and personal property has been taken.

If you see any unfamiliar vehicles and/or persons acting suspiciously in your neighborhood, please contact the police department's emergency number 9-1-1 immediately. Please provide the dispatcher with a description [*sic*] of the subject and his/her location. Also provide the dispatcher with the vehicle description and, if possible, license plate information.

If you come home and find you are the victim of a burglary, exit your home immediately. The perpetrator may still be in the home. Try not to touch anything. Valuable evidence could be contaminated. Use a cellular phone or a neighbor's phone to call 9-1-1 and wait for the police to respond. Remain calm and provide the dispatcher with the information needed.

The investigation into these incidents is ongoing. Anyone willing to provide any information is asked to contact the McHenry Police Department's Investigation Unit at 815-363-2143.

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## Remember Where You Are

Jerry Hawkinson will be refurbishing our street signs: they're a bit worn, and in need of repainting. Whilst the signs are being worked upon, they will be removed and replaced with temporary signs. Don't worry, those temporary signs will contain the same important information as the regular signs ("Oh, look! There's Pin Oak Court!"). The original signs will be remounted in the early spring of 2012, when the weather ain't so cold, and a new "Curran Road" sign will be made.

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## Property Fraud Alert

The McHenry County Recorder's office is paying for free fraud alerts regarding your property. To sign up, go to [Property Fraud Alert](#); from the list of counties (the seemingly blank drop-down menu at the top of the page) select "McHenry, IL". Again, it's free; your tax dollars at work.

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## Get Notified

The *Woodcreek Promulgator* contains useful information, but if you want to know the latest about news and events affecting Woodcreek, sign up for e-mail notification. You can use the Contact Us form on the Association web site, or just [send a note to us](#).

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## Lien On Me

If you have been remiss in paying your annual Association dues, please be aware that we are placing liens on any property which is in arrears. To remove any lien, you will need to pay your outstanding dues plus the costs associated with the placement of the lien. If your property is in foreclosure, your bank will be required to pay those costs before the property can be sold.

To avoid our placement of a lien, please pay your Association dues when you receive your annual notice. The dues notices for 2012 will be included with the February 2012 edition of the *Woodcreek Promulgator*; we will be asking for payment by the 31st of March, 2012.

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## Quarterly Meeting Highlights

There have been more reports of pine trees in the common areas dying. If we are going to replace these trees, a suggestion was made to not use white pines; they are "not meant for this climate" and live for about only twenty years.

The location of the January meeting is in doubt. The planned location was Dunnhills, which we used in previous years; but Dunnhills has reopened as "Marzano's", of which we know nothing. Gerry Stueckemann will investigate. Firewood, on the east side, was also mentioned as a possible location.

The attempt to garner more meeting attendees by using postcard notifications was deemed a

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failure. Future notifications will be made only in the *Woodcreek Promulgator*, on the Association web site, and sent via e-mail to anyone who signed up for e-mail notifications.

President Mike Bown may step down at the end of this year; he may be relocating to a new job.

The Welcome Wagon has been discontinued for 2012. Although we kept it in the budget for the past few years, the service was rarely needed.

Scheduled for the January meeting, wherever it may be: nomination and election of President, Treasurer, and Park Commissioner.

We are placing liens on the properties of homeowners who have not yet paid their 2012 Association dues.

There is little homeowner participation in the Association, and the current Officers have been in office for over two terms. Is it time to turn over the Association to a professional manager?

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## Classifieds

Got something to sell? Want to buy something? Advertise your services? [Send your information to us](#), and we'll publish it on the Association website and include it in the *Woodcreek Promulgator*.

## Web Services



**TechRen Enterprises**  
.com

(little web sites)

**Ed. Floden      Ed@TechRen.com      815.403.1996**

## The Association

The Woodcreek Property Owners Association holds its Quarterly Meeting on the third Tuesday of the first month in each calendar quarter.

- ★ **January 17, 2012**, at ?
- ★ **April 17, 2012**
- ★ **July 17, 2012**
- ★ **October 16, 2012**

Meeting locations to be determined.  
Please check the web site for updates.

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

Web site: <<http://www.WoodcreekMcHenry.org>>

E-mail: <[wpoa@WoodcreekMcHenry.org](mailto:wpoa@WoodcreekMcHenry.org)>

Surface mail: 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, hopefully two weeks after the latest quarterly meeting. *The Woodcreek Promulgator* can be downloaded from the WPOA web site as a PDF file.

The articles in *The Woodcreek Promulgator* are written and edited by Ed. Floden, unless otherwise noted.

