

Signs Point to Yes: It's the time of the signs. **Dues Due:** Mo' money for the 'hood. **Who's the Boss:** The "new" Association officers. **On a Cold Winter's Night:** A meeting of the minds. **Classifieds:** Self-promotion. **The Association:** Behind the curtain.



SIGNS POINT TO YES

Yes, our street signs are being refurbished. Jerry Hawkinson is doing the job — he has a little free time on his hands — and the newly-painted signs will be back on their posts when the weather warms up a bit more. In the meantime, please enjoy Jerry's temporary replacements.

Dues Due

With this issue of the *Woodcreek Promulgator*, you'll find your dues notice for 2012. Please pay promptly, and no later than March 31. If we haven't received your payment by then, we will place a lien on your property for those unpaid dues; to redeem that lien, you will need to pay your Association dues plus the costs of placing and removing the lien.



Who's the Boss

As expected, the nominations for the positions of Association President, Treasurer, and Parks Commissioner were the same as in 2010, and the nominees ran unchallenged. So once again, Mike Bown is President, Gerry Stueckemann is Treasurer, and Bill Conley is Park Commissioner.

In 2013, Jerry Hawkinson will probably still be Vice President, and Ed. Floden, Secretary.

The Board of Directors is considering making all Association offices “for life”, just to avoid the boring, repetitive nominations and elections of the past four years.*

(*This is a joke.)

On a Cold Winter’s Night

January 17th, 2012. I was working the night watch when the call came in: a known band of reprobates and renegades was meeting that night to discuss nefarious doings. My job: take notes.

The gang gathered at Firewood, 2314 Illinois 120 in McHenry. The meeting room was spacious; the appetizers tasty. I ordered a Magic Hat beer; then the business began.

- The Property Fraud Alert service that was mentioned in the previous issue of the *Woodcreek Promulgator* has been endorsed by Tina Swanson. She related the story of an alert which she received: she investigated, and found that the property involved wasn’t hers, but did involve a person with a similar name. A false alarm, but nevertheless it shows that property transaction activity is being monitored.
- The McHenry County Recorder’s office is paying for free fraud alerts regarding your property. To sign up, go to <www.PropertyFraudAlert.com>; from the list of counties (the seemingly blank drop-down menu at the top of the page) select “McHenry, IL”.
- How to respond to violations of the Covenants? We should employ the Association’s lawyer more often; he can deal with these legal matters more easily than we can.
 - If a Board member receives a complaint about a Covenant violation, the President will be responsible for contacting our lawyer to initiate the sending of an official “letter of complaint” to the homeowner who is accused of the violation.
 - Kudos to Bill and Linda Conley on their work at the Woodcreek entrance.
 - If we replace any trees in common areas, we will not use white pines; they’re not well-suited for this area.
 - The Illinois State Bank branch at Curran Road and Elm Street was robbed on January 13. As of time of this meeting, no suspects are in custody.
 - The gravel mining by Aggregate Industries (the owners of “Meyer Material”) continues to move closer to the boundaries of Woodcreek. When will the establishment of a berm at our western end be necessary? We have an agreement with Meyer for the berm.
 - The posts which support the entrance sign will be replaced this spring.
 - Jerry Hawkinson is refurbishing the street signs. He has replaced the original signs with temporary replacement, and plans to reinstall the original signs this spring.
 - The locations from the remaining Association meetings for 2012 were chosen (see the last page of this newsletter).

- We're planning to team again with Glacier Ridge to hold a garage sale this summer or autumn.
- There will be no street resurfacing this year, but the streets in Woodcreek are in good shape.
- If the Association is dissolved — a long-running discussion — what becomes of the common areas? They would become the responsibility of the City of McHenry, probably transferred by deed.
- How much would be the cost to insure Board members against lawsuits brought by homeowners? (Update: not very much. The Treasurer has been ordered to add this coverage to our current policy.)
- A note regarding liens for non-payment of Association dues will be added to the dues notices.

Then the meeting ended, and all the mugs dispersed to their local domiciles, slowly driving through the snow that had fallen that day. I had my notes; and soon, I would be telling the truth about this hoods' convention.

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
.com

(little web sites)

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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.

- ★ **April 17**, at the home of Bill and Linda Conley, 6614 W. Matanuska Trail.
- ★ **July 17**, at the home of Gerry and Dick Stueckemann, 6630 Hayward Court.
- ★ **October 16**, at the home of Dixie and Mike Swanson, 6622 Hayward Court.

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.

