

Let By-laws Be By-laws: Time for changes? **Non-Transfer of Power:** Same old, same old. **Local Government:** Time to vote the bastards in. **Who Are You?:** Tell us. **The West Side On The East Side:** Free appetizers and beer. **Classifieds:** Self-promotion. **The Association:** This line-up never changes, does it?

LET BY-LAWS BE BY-LAWS

Have you ever read the By-laws of the Woodcreek Property Owners Association, and the Declaration of Covenants, Conditions and Restrictions (CCR)? If you haven't, you can find those documents on the Association's website, in the "Documents of Importance" section.

These are the documents that govern the affairs of the WPOA, and the officers of the Association base many of their decisions upon them. But the By-laws and CCR are aging, and may not accurately reflect the concerns of the current homeowners of Woodcreek.

For example, over the past few years, several homeowners have asked about deviations from the CCR, such as the construction of utility sheds — which are prohibited by the current CCR (see Article V, Section 1, "Land Use"). And in Section 10, "Other Prohibited Matters", there is the statement "No home occupation or profession shall be conducted on any lot," which seems to imply that working from your home isn't allowed. Should this prohibition be clarified?

The CCR can be amended, but not until 2017. Even then, to pass an amendment would require the assent of two-thirds of the owners of lots in Woodcreek, or 46 "yes" votes. The attendance at a typical quarterly meeting is less than 10 owners; often, only the five officers of WPOA are present, plus maybe two or three other people. But voting on CCR amendments doesn't need to be in-person; we can have lot owners submit their votes via mail.

Even though there are still four years until the CCR can be changed, we need information on what changes are wanted. We would like interested homeowners to form a committee, study the CCR and the current needs of our homeowners, and recommend changes to be made to the CCR. Then, in 2017, when the CCR can be changed, those recommendations can be voted upon by the lot owners — and the CCR amended, if the changes are accepted.

If you are interested in being part of this committee, please contact us.



Time to make the duenuts!

Your 2013 dues notice is enclosed with this newsletter. Please pay by April 1. (That's not a joke; March 31 is on a Sunday.)



Non-Transfer of Power

As predicted one year ago (see “Who’s the Boss”, in the *Woodcreek Promulgator* for February 2012), the positions of Association Vice President and Secretary remain filled by Jerry Hawkinson and Ed. Floden, respectively.

Apparently, the Revolution was not successful in overthrowing the entrenched do-nothings.

Local Government

In this year’s April elections in McHenry, the positions of Mayor and City Clerk are on the ballot. The alderman of Ward 4 (you’re living in it), Geoff Blake, is *not* up for re-election. Also, School District 156 has four positions to be filled, with only three candidates; and District 15 has five positions up for election, but six candidates.

Who Are You?

Once per quarter, we mail this newsletter to you. We can do that because we know where you live. *Bwahahaha!* But other than those mailings, we have no way to contact you. With a few exceptions, we don’t know the telephone numbers or email addresses of homeowners in Woodcreek.

On the back page of the *Woodcreek Promulgator*, you can find an email address for making contact with the officers of the Association, and individual telephone numbers for each. We would like to know of ways — other than surface mail — to contact you.

Would you please help us by telling us *your* email address and telephone number? We promise not to sell that information, or publish it, or give it to anyone else without your permission.

Tell us by writing to <wpoa@WoodcreekMcHenry.org>, or using the Contact Us form on our website. Thank you!

The West Side On The East Side

Once again, the officers of the Association, a few other homeowners, met at Firewood for the January 2013 quarterly meeting. Here are the highlights.

- The berm between Woodcreek and Meyer Material (or whatever its real name is) has been constructed, but the project is not yet finished. Trees still need to be planted (scheduled for this spring) and the outer fence has not been installed.
 - The Association has a new lawyer: Genevieve Lynott. We will be employing her in the future, particularly for dealing with complaints about violations of the Covenants, Conditions and Restrictions (CCR), and related liens and fines.
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- Some advice which we received from a different lawyer: we can change our by-laws, if those changes are related to the CCR; we can make new by-laws; and modify our by-laws, if those changes are not substantial.
 - We should amend the CCR to include the imposition of fines for CCR violations.
 - The Association's officers will be covered by liability insurance, to cover their actions while in the performance of their duties.
 - The repairs to the entrance sign have not been completed. The posts will be replaced, and the sign will also be repainted.
 - There are no community activities being planned. Are any of the homeowners interested in them, anyway?
 - On the website, we will post a "countdown clock" to 2017, when the CCR can be amended.
 - Jerry Hawkinson was re-elected to the post of Vice President; Ed. Floden was re-elected as Secretary.
 - We need more input from Woodcreek homeowners. Should we make a survey? If so, should it be done by mail? Email? Door-to-door visits? Possible survey questions: "Are you interested in community activities? What kind?" "Do you want to receive the quarterly newsletter by surface mail or email?"
 - We have a "contact us" form on the website. Should we create a separate form for complaints?
 - Our finances are good. We will not be raising dues, at least not for 2013.
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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*.



(little web sites)

Ed. Floden	Ed@TechRen.com	815.403.1996
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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 16**, at the home of Jerry and Sandy Hawkinson, 6515 Sycamore Court.
- ★ **July 16**, at the home of Bill and Linda Conley, 6614 W. Matanuska Drive.
- ★ **October 15**, at the home of Mike Bown, 1118 Matanuska Trail.

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 website is located at <<http://www.WoodcreekMcHenry.org>>. Our email 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.

