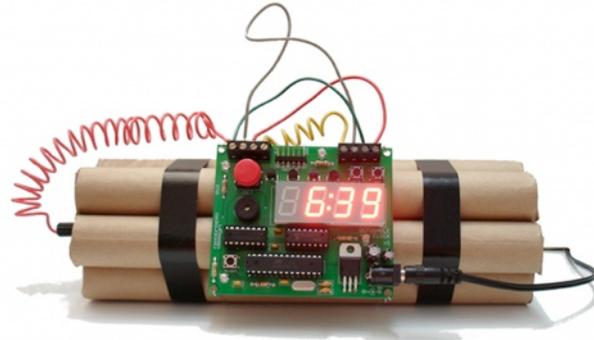

Summertime in the Subdivision

TICK...
TICK...
TICK...

The countdown to the time for revisions to the Covenants and Conditions is getting smaller.



Many Woodcreek homeowners have talked about changes that are needed to the Declaration of Covenants, Conditions, and Restrictions (a.k.a. “the CCR”), but are *you* prepared to do anything about getting those changes into law?

Some homeowners have evinced a need for a storage shed for their yard equipment. Would you allow such structures? Do you want one for your own yard?

What about clarifying the CCRs? Did you know that Article IV, “General Restrictions”, says in Section 10, “Other Prohibited Matters”,

“No home occupation or profession shall be conducted on any lot.”

But what is a “home occupation”? There are several homeowners who do have a home office; does that meet the CCR definition of “home occupation”, or should that section be rewritten to reflect the reality of today? Not every worker needs, or wants, to rent a “real office” for hundreds of dollars per month when a desk and computer in a spare bedroom or basement will suffice.

If you want changes made, or just voice your opinion, contact the officers of the Association: they’re listed on the back page of the *Promulgator*, and on our website at WoodcreekMcHenry.org; or send email to wpoa@WoodcreekMcHenry.org; or post on our Facebook page <<http://facebook.com/WoodcreekMcHenry>>. We (the officers) would like to form a committee to determine what changes should be made to the CCRs, and for what reasons. Will you help?

The CCRs aren’t written in stone; like any useful regulation, they can — and should — be modified to meet the needs of the present.

The front page of WoodcreekMcHenry.org displays a **countdown clock**, which, as of August 1st, says that you’ve got about 1,248 days to make long-term changes to the CCRs. Don’t let this opportunity blow up in your face.

Copies of the Declaration of Covenants, Conditions, and Restrictions (and the Association By-laws) are available in PDF on the Association website, in the “Documents of Importance” section.

NEW OWNERS

Welcome to John and Stephanie Washabaugh of 6502 Sycamore Court!

GRAVEL TO GRAVEL

Representatives of Woodcreek and Glacier Ridge met with Meyer Material at their Dot Street offices on May 23. Meyer Material was represented by Randi Wille, the Manager of Environmental and Land Services, and Allen Miller, General Manager of the Aggregate Division. From the City of McHenry was Ryan Schwalenberg, the Director of Construction and Neighborhood Services.

The highlights of that meeting:

- The western berm had been seeded with grass, last fall; but the grass didn't take, and the berm will be reseeded. We are owed ten trees, which will not be planted until the grass has risen.
 - As of the date of this meeting, the barrier fence along the berm had not yet been installed. The fence along the Burning Tree border is actually 50 feet onto Meyer's property, due to encroachment by Burning Tree owners.
 - Meyer's aggregate business is down to 25% of what it was several years ago. A berm along the Glacier Ridge border may not be needed until 2016, when Meyer expects to be working in the adjacent area of the gravel pit.
 - Most of the gravel that is removed from the pit is tax-exempt, as it is used for governmental highway projects. At the beginning of each year, Meyer Material does pay a tonnage fee to the City of McHenry, in anticipation of the gravel that will be transported over the City streets.
-

THE ASSOCIATION

Quarterly Meetings are held on the third Tuesday of the first month in each calendar quarter.

★ **October 15, 2013** at the home of Mike Bown, 1118 Matanuska Trail.

★ **January 14, 2014** will be the annual meeting, at Firewood on Route 120.

POINTS OF CONTACT

- **Website:** <http://www.WoodcreekMcHenry.org>
 - **Email:** wpoa@WoodcreekMcHenry.org
 - **Surface mail:** WPOA, P.O. Box 721, McHenry, Illinois 60051-0721
 - **Twitter:** <http://twitter.com/WoodcreekPOA> (follow us!)
 - **Facebook:** <http://facebook.com/WoodcreekMcHenry>
-

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

ABOUT THE WOODCREEK PROMULGATOR

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

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"Send him our toughest collection letter, threaten him with legal action, and subliminally suggest some type of bodily harm. But put xoxoxo under my signature as Board President to show that we still love him as a neighbor."