

LOST AND FOUND

A treasure-trove of empty vodka bottles (and a couple of beers) has been found in Woodcreek. If you are the owner of these bottles, please contact the WPOA to make arrangements for the return of your hoard. We also recommend that you consult your doctor, because your liver is probably crying for mercy.

To avoid any future losses of your glass gems, please place them into that special yellow-topped collection box that sits next to your waste disposal bin. When you drop your bottles in our neighborhood, it makes Woodcreek look really trashy.

In the event that the unfortunate loser of these crystalline containers does not read this article and claim their possessions, we have asked a local expert to recover any fingerprints from these bottles so that we may return them to their rightful owner. He/she is most likely very distraught at the misplacement of their precious vessels.



SPEAKING OF TRASH...

Please do not park vehicle trailers on your property. Yes, we are well aware that the Declaration of Covenants, Conditions and Restrictions (CCR) is overdue for changes (please read the next article) but in the meantime, the permanent parking of trailers is not permitted in Woodcreek. Herewith, quotes from the relevant sections of the CCR, because we need to fill this space with something useful:

Article V (General Restrictions), Section 5: Temporary Structures. “No trailer, mobile home, recreational vehicle, tent, shack or temporary building shall be exteriorly stored on any lot at any time.”

Article V (General Restrictions), Section 9: Parking. “No trailers, mobile homes, recreational vehicles, buses, trucks, boats or similar articles shall be stored on placed temporarily or permanently on any lot unless it is parked in a garage.”

Got that? We're not picking on any one individual owner; this restriction applies to *everyone*.

Also, the CCR prohibits the use of lots for non-residential purposes:

Article V (General Restrictions), Section 10: Other Prohibited Matters. "No home occupation or profession shall be conducted on any lot. Habitual parking of commercial vehicles on any lot or parking area adjacent is prohibited."

Article VII (Building Requirements), Section 9: Land Use and Building Types. "No lot shall be used except for residential purposes."

Those restrictions are meant to prohibit the use of property in Woodcreek for retail businesses. We've not been attempting to enforce them on those owners who have home offices, an idea which barely existed when the CCR was written; but if you're treating your home like a store, and your driveway (or the roadway) like a parking lot for your customers, then you shouldn't be doing that.

Now, if you would like to amend the CCR...

COUNTDOWN TO CHANGE

Do you feel that the Declaration of Covenants, Conditions and Restrictions (CCR) is outdated? Do you want to see changes made? In 2017, you (the owners of Woodcreek) can make those changes!

If you're not familiar with the CCR — you should have received a copy when you bought your property — go to the Association's website and download a copy (look on the menu for "Documents of Importance").

And to remind you, the front page of the website has a clock that is counting down until 2017.

ARE YOUR PROPERTY TAXES APPEALING?

Probably not. Have you consider filing an appeal with the township?

The McHenry Township Assessor is giving a talk on "Understanding Assessment Appeals" on Monday, June 9, at 7:00 p.m. at the Township offices, 3703 North Richmond Road.

CONCLAVE OF THE CONCERNED

April 15th. It was warm in Woodcreek, relatively speaking. I was working the note-taking beat at the end of Sycamore Court. My name is Ed.; I'm the Woodcreek Secretary.

A lot of information is discussed at these quarterly meetings, but not many people seem to care. Nevertheless, I'll tell you about what went down.

- The zoning variance on Round Up Drive (mentioned in the previous *Promulgator*) has been approved, with changes that appear to satisfy all concerned.
- Trailers in driveways. You did read the second article in this issue, didn't you?
- Hiding in the bushes. When you decide to store stuff in your yard by "hiding" it in the bushes, that stuff can still be seen by passers-by. So don't put your stuff in the bushes.
- The berm is **not** an ATV trail! Keep your cotton-pickin' motorized mayhem off of it! The berm is to protect us from the noise and dust produced by the slow encroachment of the gravel pit. Destroying its vegetation will cause the berm to be compromised, making it less effective. If you've gotta play with your four-wheeled toy, take it to an area that is designated for off-road vehicles; Woodcreek is not one of those.
- Jerry Hawkinson will be repairing the crooked street signs. No, they're not corrupt; they're just leaning.
- As we reported previously, Association dues will not be reduced. We're keeping them at their current levels, and we will use the "extra" money to make improvements in Woodcreek.
- For the entire history of Woodcreek, the Quarterly Meetings have been held at a home in Woodcreek; usually, the home of a Woodcreek officer. Exceptions have been several of the past years' annual meetings, which have been held at local restaurants. We are considering holding meetings in other venues: possibly, the McHenry Public Library. An advantage of meeting at the Library is that it is a neutral ground. The disadvantages are that the Library closes at 9 p.m., and our meetings often run later than that; the Library is 3 miles-plus from Woodcreek; and we couldn't serve snacks.
- Officer elections this year: Vice President (currently, Jerry Hawkinson) and Secretary (Ed. Floden). Will no one else step forward?
- From the Treasurer: our taxes were paid; we owed nothing. Our liability insurance is up-to-date. The Post Office box has been paid. And the liens, that have been filed against owners who are delinquent in their dues, are still in place. Please pay soon.
- There have been reports of vandalism, especially along Ojibwa Lane. [A late note, on May 18, pointed out graffiti on the guard rail at the corner of Ojibwa Lane and Matanuska Trail; but it has been present for over one year.]



LOCAL SERVICES

Time Frames by Sharon

Gifts for All Seasons and All Reasons

Your photos create unique and personal gifts. Photos are returned unharmed.

www.timeframesbysharon.com

1218 Pin Oak Court

McHenry, Illinois



lia sophia[®]
tastefullysimple[®]

Contact Heide Oravetz (HeideOravetz@gmail.com) at 847.638.0000

FOR SALE

Nothin'.

Got somethin'? We'll list it here.

THE ASSOCIATION

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

- ★ **July 15** at the Conleys', 6614 Matanuska Trail.
- ★ **October 21** at the Hawkinsons', 6515 Sycamore Court.
- ★ **January 20, 2015** will be the annual meeting, usually held at Firewood on Route 120.

POINTS OF CONTACT

- ★ **Website:** <http://WoodcreekMcHenry.org>
- ★ **Email:** contact@WoodcreekMcHenry.org (new address!)
- ★ **Surface mail:** WPOA, P.O. Box 721, McHenry, Illinois 60051-0721
- ★ **Twitter:** <http://twitter.com/WoodcreekPOA>
- ★ **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 |
| Parks Commissioner | Bill Conley | 815.578.0572 |

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.

PEARLS BEFORE SWINE

BY STEPHAN PASTIS

