

# QUARTERLY MEETING ON THE FAR SIDE OF TOWN

## Or, “Tuesday at Conley’s”

The Board of Directors of the Woodcreek Property Owners Association held its third quarter of 2007 meeting on Tuesday, July 17th. Many topics were discussed, and all of those topics concern *you*, a member of the Association.

### Positions Available

Members of the Board of Directors serve for terms of two years; and this year, the offices of the President, the Treasurer, and the Parks Director are up for election. If you would like to assist in keeping Woodcreek a nice place to live, show up at the next Board meeting on October 16th (or maybe on October 6th; more about that, below) and nominate yourself. But you don’t need to be a Board member to attend this meeting — or any meeting, for that matter. Every property owner in Woodcreek is invited and encouraged to attend the quarterly meetings: just send a message to [wpoa@WoodcreekMcHenry.org](mailto:wpoa@WoodcreekMcHenry.org) and tell us that you’re coming, or call the Secretary (Ed. Floden) at 815.363.4701.

Nominations for the open positions will be accepted at the fourth quarter meeting; the new members of the Board of Directors will assume their positions beginning with the first quarter meeting in January 2008. Please note that these positions are unpaid, but the hours are short and the vacations are really long.

### Getting Together

Speaking of meetings, the annual meeting of the Woodcreek Property Owners Association (that means everyone, not just the Board of Directors) is usually held at the same time as the fourth quarter meeting, which for this year is scheduled for Tuesday, October 16th. In years past we’ve held the Annual Meeting in conjunction with a community event, typically a ‘fall festival’ with a bonfire.

Will you attend the Annual Meeting? If you’re interested an Oktoberfest to go along with the meeting, please contact an Association director as soon as possible. We’ve chosen the date of Saturday, October 6th as a good day for an outdoor meeting (but we’re amenable to change); and if you, the Woodcreek property owners, have enough interest in partying we’ll provide the food, beverages, tent (in case of rain) and a roaring fire. We’ve got the money to put together a big bash; but if nobody wants to go, we’ll just have a regular little meeting on the 16th. RSVP to [wpoa@WoodcreekMcHenry.org](mailto:wpoa@WoodcreekMcHenry.org) or any member of the Board of Directors.

We didn’t have a picnic this year, or a garage sale; neither event happened because of an overwhelming lack of interest. C’mon! Woodcreek is your quiet little corner of McHenry; wouldn’t you like to meet your neighbors?

### The Association Is Not Just A Rock Band From The ‘60s

The Association needs your dues to function. The landscaping in the common areas, the street signs, the retention pond — they’re the responsibility of the Association. We have a contract with a landscaping company which cuts the grass in the parks and tends to the appearance of the sign at our entrance on Curran Road.

And then there’s the cost of maintaining the Association itself (we’re registered with the State of Illinois): fees to governmental bodies for various permits; paper and postage for mailings to you, the Association

member; a safety deposit box to hold the valuable papers of the Association; and the post office box at which we receive our mail.

Yes, the current budget of the Association has a surplus; but despite that balance, your dues to the Association are *not* optional. If you haven't yet paid your dues for 2007, please pay them as soon as possible. If you are in arrears, you will have received a Final Notice together with this newsletter.

On our website <<http://www.WoodcreekMcHenry.org>> we have a list of properties whose dues are unpaid.

## iSore

The Association has received complaints from some owners about violations of the Declarations of Covenants, Conditions and Restrictions, specifically the section regarding the outside storage of items. So once again, here's the relevant text:

**Article V, 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."**

The Board of Directors are dealing with these violations right now. Any Association member who is currently not conforming to the restriction has been sent, via Certified Mail, a notice of warning of their violation with an appeal to correct the problem. The Board is considering what action to take if these violations cannot be corrected to the satisfaction of the Board.

By the way, if you can't find your copy of the Declaration of Covenants, etc., you can download a copy from the Association website. Click on the "Documents" link in the menu.

## Other Topics Of Interest

The Board also discussed landscaping, particularly around the Curran Road entrance sign. We think that the sign needs a little color below it: maybe some purple flox? or roses? Some sort of perennial would look nice.

BLC Landscaping will be trimming the trees around the retention pond, with a particular attention to dead branches. This work will be done on a time and materials basis; it is not part of the contract for lawn mowing.

Lastly, the Board discussed the possibility of hiring a private contractor to manage the Association and enforce the Covenants and Restrictions. The members of the Board all have day jobs, leaving the time that they have for Association business to evenings and weekends. Given the complaints that we have received about property owners who have maintained their property poorly, and the difficulty which we have had in bringing those owners into compliance, employing a professional to pursue remedies to these problems should produce results more quickly. A disadvantage of the such an action, however, would be the probable raising of Association dues to pay for that professional's services.

## WPOA Meetings

**Tuesday, October 16th, 2007**

at Mike Bown's house,  
1118 Matanuska Trail

**The meetings will begin at 7:00 PM. All Woodcreek property owners are welcome to attend. Please contact Ed. Floden, the WPOA Secretary, at 815.363.4701 (leave a message if he doesn't answer the phone) or send e-mail to [wpoa@woodcreekmchenry.org](mailto:wpoa@woodcreekmchenry.org). We'll save a place for you.**

## WPOA Officers

If you have a concern that should be addressed by the Association, here are the people to contact:

### President

Jerry Hawkinson 385-4696

### Vice-President

Mike Bown 385-1279

### Treasurer

Terry Mondy 344-9435

### Secretary

Ed. Floden 363-4701

### Park Director

Bill Conley 578-0572

### WPOA Website

[www.woodcreekmchenry.org](http://www.woodcreekmchenry.org)

### E-mail

[wpoa@woodcreekmchenry.org](mailto:wpoa@woodcreekmchenry.org)